Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

1306/36 La Trobe Street, Melbourne Vic 3000

Indicative selling price

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Single price \$350,000

Median sale price*

Median price	Pro	operty Type			Suburb	Melbourne
Period - From	to		So	urce		

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	2503/27 Little Collins St MELBOURNE 3000	\$365,000	26/01/2023
2	1916/220 Spencer St MELBOURNE 3000	\$352,000	25/02/2023
3	2412/220 Spencer St MELBOURNE 3000	\$350,000	28/02/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

05/04/2023 07:50

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.









Property Type: Apartment Agent Comments

Indicative Selling Price \$350,000 No median price available

Comparable Properties



2503/27 Little Collins St MELBOURNE 3000 Agent Comments (REI/VG)



Price: \$365,000 Method: Private Sale Date: 26/01/2023 Property Type: Apartment



1916/220 Spencer St MELBOURNE 3000 (REI) Agent Comments



Price: \$352,000 Method: Private Sale Date: 25/02/2023 Rooms: 2 Property Type: Apartment



2412/220 Spencer St MELBOURNE 3000 (REI) Agent Comments



Price: \$350,000 Method: Private Sale Date: 28/02/2023 Rooms: 3 Property Type: Apartment

Account - Hodges | P: 03 9533 0999 | F: 03 9533 0900





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