

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

18/33 La Trobe St, Melbourne VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

single price

\$* \$795,000

or range between \$*

&

Median sale price

Median price

\$ \$1,130,000

Property type

Unit

Suburb

Melbourne

Period - From

2022 Q4

to

2023 Q3

Source

REIV

Comparable property sales

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.

Address of comparable property

Price

Date of sale

1	68/33 LA Trobe Street, Melbourne VIC 3000	\$ 855,180	21/07/2023
2	407/408 La Trobe Street, Melbourne VIC 3000	\$ 895,000	11/07/2023
3	5606/81 A'beckett Street, Melbourne VIC 3000	\$ 810,000	30/06/2023

~~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:

06/12/2023