

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 1009/673 La Trobe Street, Docklands VIC 3008

Including suburb and
postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$*_____ or range between \$450000 & \$494000

Median sale price

(*Delete or tick if house or unit as applicable)

Median price \$560000 *House ☐ *unit ☒ Suburb Docklands

Period - From 26/05/2017 to 26/07/2018 Source Propertyvalue.com.au

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.

Address of comparable property	Price	Date of sale
1 1109/673-683 La Trobe Street, Docklands VIC 3008	\$450000	15/03/2018
2 805/673 La Trobe Street, Docklands VIC 3008	\$445000	31/01/2018
3 231-245 Harbour Esplanade, Docklands VIC 3008	\$480000	27/06/2018

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.~~