

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 306/673 La Trobe Street, Docklands, VIC 3008.

Indicative selling price

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

Range between \$290,000 | & | \$319,000

Median sale price

Median price \$588,500 | Property type Unit | Suburb Docklands

Period - From 24/11/2020 | To 24/11/2021 | Source PropertyData.com.au

Comparable property sales

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
<u>1213/673 La Trobe St DOCKLANDS 3008 VIC</u>	\$325,000	12/08/2021
<u>601/673 La Trobe St DOCKLANDS 3008 VIC</u>	\$305,000	30/04/2021
<u>414/838 Bourke St DOCKLANDS 3008 VIC</u>	\$300,000	11/08/2021

This Statement of Information was prepared on: 24th November 2021