

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

20/394 La Trobe Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$750,000 & \$825,000

Median sale price

Median price \$470,000 Property Type Unit Suburb Melbourne

Period - From 01/07/2018 to 30/06/2019 Source REIV

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	42/394-400 La Trobe St MELBOURNE 3000	\$752,000	22/06/2019
2	10/5 Davisons PI MELBOURNE 3000	\$745,000	20/07/2019
3	1/143 Franklin St MELBOURNE 3000	\$730,000	01/06/2019

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:

01/10/2019 17:40



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$750,000 - \$825,000

Median Unit Price

Year ending June 2019: \$470,000

Comparable Properties



42/394-400 La Trobe St MELBOURNE 3000 (VG)

Agent Comments

2 - -

Price: \$752,000

Method: Sale

Date: 22/06/2019

Property Type: Strata Unit/Flat



10/5 Davisons PI MELBOURNE 3000 (REI/VG)

Agent Comments

2 1 1

Price: \$745,000

Method: Auction Sale

Date: 20/07/2019

Property Type: Apartment



1/143 Franklin St MELBOURNE 3000 (REI/VG)

Agent Comments

2 2 1

Price: \$730,000

Method: Private Sale

Date: 01/06/2019

Property Type: Apartment