

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

4202/224 La Trobe Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$400,000 & \$440,000

Median sale price

Median price

\$526,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/10/2023

to

31/12/2023

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	1/320 Spencer St WEST MELBOURNE 3003	\$430,000	12/01/2024
2	512/57 Spencer St DOCKLANDS 3008	\$425,000	25/09/2023
3	808/518 Swanston St CARLTON 3053	\$400,000	06/02/2024

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:

01/03/2024 11:16



Property Type:
Agent Comments

Indicative Selling Price
\$400,000 - \$440,000
Median Unit Price
December quarter 2023: \$526,000

Comparable Properties



1/320 Spencer St WEST MELBOURNE 3003 (REI) Agent Comments



Price: \$430,000
Method: Private Sale
Date: 12/01/2024
Property Type: Apartment



512/57 Spencer St DOCKLANDS 3008 (REI/VG) Agent Comments



Price: \$425,000
Method: Private Sale
Date: 25/09/2023
Property Type: Apartment
Land Size: 55 sqm approx



808/518 Swanston St CARLTON 3053 (REI) Agent Comments



Price: \$400,000
Method: Private Sale
Date: 06/02/2024
Property Type: Apartment