

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

224 La Trobe Street, Melbourne Vic 3000

Indicative selling price

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

Single price

\$509,400

Median sale price

Median price

\$499,000

House

Unit

X

Suburb

Melbourne

Period - From

01/04/2017

to

30/06/2017

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 | 3110/1 Freshwater PI SOUTHBANK 3006 | \$563,500 | 05/03/2017 |
| 2 | 1509/1 Freshwater PI SOUTHBANK 3006 | \$525,000 | 06/09/2016 |
| 3 | 1707/228 Abeckett St MELBOURNE 3000 | \$506,000 | 30/03/2017 |

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.~~

224 La Trobe Street, Melbourne Vic 3000



Rooms:

Property Type: Office Building
(Multi Storey)

Agent Comments

Indicative Selling Price

\$509,400

Median Unit Price

June quarter 2017: \$499,000

Comparable Properties



3110/1 Freshwater PI SOUTHBANK 3006 (VG) **Agent Comments**



Price: \$563,500

Method: Sale

Date: 05/03/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



1509/1 Freshwater PI SOUTHBANK 3006 (VG) **Agent Comments**



Price: \$525,000

Method: Sale

Date: 06/09/2016

Rooms: -

Property Type: Strata Unit/Flat

1707/228 Abeckett St MELBOURNE 3000 (VG) **Agent Comments**



Price: \$506,000

Method: Sale

Date: 30/03/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)