# 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

3403/36 La Trobe Street, Melbourne Vic 3000

### Indicative selling price

Period - From 01/04/2017

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

to

Range betwee	n \$480,000		&	\$5	520,000						
Median sale price											
Median price	\$499,000	House		Unit	х		Suburb	Melbourne			

Source REIV

Comparable property sales (\*Delete A or B below as applicable)

30/06/2017

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.

Ad	dress of comparable property	Price	Date of sale
1	1609/33 Mackenzie St MELBOURNE 3000	\$500,000	13/07/2017
2	505/123 Pelham St CARLTON 3053	\$490,000	01/07/2017
3	127/538 Little Lonsdale St MELBOURNE 3000	\$490,000	06/04/2017

#### 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.

#### Account - Elite RE | P: 03 9663 9977 | F: (03)96638800

propertydata

#### Generated: 28/09/2017 12:21

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

## 3403/36 La Trobe Street, Melbourne Vic 3000





Rooms: Property Type: Strata Unit/Flat Land Size: 55 sqm approx Agent Comments Indicative Selling Price \$480,000 - \$520,000 Median Unit Price June quarter 2017: \$499,000

# **Comparable Properties**



Price: \$500,000 Method: Sale Date: 13/07/2017 Rooms: -Property Type: Flat/Unit/Apartment (Res)



505/123 Pelham St CARLTON 3053 (REI)

ά.

Agent Comments

Price: \$490,000 Method: Private Sale Date: 01/07/2017 Rooms: -Property Type: Apartment

2



127/538 Little Lonsdale St MELBOURNE 3000 Agent Comments (REI/VG)



Price: \$490,000 Method: Private Sale Date: 06/04/2017 Rooms: 3 Property Type: Apartment

Account - Elite RE | P: 03 9663 9977 | F: (03)96638800

propertydata

#### Generated: 28/09/2017 12:21

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

