

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 911/68 La Trobe Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$630,000 & \$650,000

Median sale price

Median price \$530,000 House Unit X Suburb Melbourne

Period - From 01/10/2017 to 30/09/2018 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 | 3903/22-24 Jane Bell La MELBOURNE 3000 | \$660,000 | 16/07/2018 |
| 2 | 3701/601 Little Lonsdale St MELBOURNE 3000 | \$650,000 | 09/08/2018 |
| 3 | 1702/618 Lonsdale St MELBOURNE 3000 | \$640,500 | 13/09/2018 |

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.

911/68 La Trobe Street, Melbourne Vic 3000



 2  2  1

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price

\$630,000 - \$650,000

Median Unit Price

Year ending September 2018: \$530,000

Comparable Properties

3903/22-24 Jane Bell La MELBOURNE 3000 (REI/VG)

Agent Comments

 2  1  1

Price: \$660,000

Method: Private Sale

Date: 16/07/2018

Rooms: -

Property Type: Apartment



3701/601 Little Lonsdale St MELBOURNE 3000 (REI)

Agent Comments

 2  2  1

Price: \$650,000

Method: Private Sale

Date: 09/08/2018

Rooms: 3

Property Type: Apartment

Land Size: 82 sqm approx



1702/618 Lonsdale St MELBOURNE 3000 (REI)

Agent Comments

 2  2  1

Price: \$640,500

Method: Private Sale

Date: 13/09/2018

Rooms: 3

Property Type: Apartment

Land Size: 87 sqm approx