

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

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

Single price \$530,000

Median sale price

Median price \$450,000

Property Type Unit

Suburb Melbourne

Period - From 20/11/2018

to 19/11/2019

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	1307/318 Russell St MELBOURNE 3000	\$545,000	02/07/2019
2	1304/318 Russell St MELBOURNE 3000	\$535,000	14/06/2019
3	903/483 Swanston St MELBOURNE 3000	\$530,000	23/05/2019

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:

20/11/2019 13:18

3403/36 La Trobe Street, Melbourne Vic 3000



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$530,000
Median Unit Price
20/11/2018 - 19/11/2019: \$450,000

Comparable Properties

1307/318 Russell St MELBOURNE 3000 (VG) Agent Comments



Price: \$545,000
Method: Sale
Date: 02/07/2019
Property Type: Strata Unit/Flat

1304/318 Russell St MELBOURNE 3000 (VG) Agent Comments



Price: \$535,000
Method: Sale
Date: 14/06/2019
Property Type: Strata Unit/Flat

903/483 Swanston St MELBOURNE 3000 (VG) Agent Comments



Price: \$530,000
Method: Sale
Date: 23/05/2019
Property Type: Apartment

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



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.