

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

4202/285 La Trobe Street Melbourne VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$470,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2019

to

31 Dec 2019

Source

Corelogic

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 6 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

3203/285 La Trobe Street Melbourne VIC 3000	\$461,800	03-Sep-19
1007/518 Swanston Street Carlton VIC 3053	\$490,000	04-Oct-19
3803/33 Rose Lane Melbourne VIC 3000	\$480,000	02-Dec-19

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 6 months.~~

This Statement of Information was prepared on: 03 January 2020



**3203/285 La Trobe Street
Melbourne VIC 3000**

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Sold Price

\$461,800

Sold Date **03-Sep-19**

Distance

-



**1007/518 Swanston Street Carlton
VIC 3053**

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Sold Price

\$490,000

Sold Date **04-Oct-19**

Distance

0.7km



**3803/33 Rose Lane Melbourne VIC
3000**

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Sold Price

^{RS} **\$480,000**

Sold Date **02-Dec-19**

Distance

0.79km

RS = Recent sale

UN = Undisclosed Sale

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