

## 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

313/68 La Trobe Street, Melbourne Vic 3000

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$460,000

#### Median sale price

Median price \$410,000 House Unit X Suburb Melbourne

Period - From 01/01/2019 to 31/03/2019 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	808/422 Collins St MELBOURNE 3000	\$460,000	22/02/2019
2	1606/318 Russell St MELBOURNE 3000	\$445,000	12/03/2019
3	28/24-38 Little Bourke St MELBOURNE 3000	\$425,000	17/04/2019

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.

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**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$460,000  
**Median Unit Price**  
March quarter 2019: \$410,000

## Comparable Properties



**808/422 Collins St MELBOURNE 3000 (VG)**   **Agent Comments**

 1    -    -

**Price:** \$460,000  
**Method:** Sale  
**Date:** 22/02/2019  
**Rooms:** -  
**Property Type:** Strata Unit/Flat



**1606/318 Russell St MELBOURNE 3000 (VG)**   **Agent Comments**

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**Price:** \$445,000  
**Method:** Sale  
**Date:** 12/03/2019  
**Rooms:** -  
**Property Type:** Strata Unit/Flat



**28/24-38 Little Bourke St MELBOURNE 3000 (REI/VG)**   **Agent Comments**

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**Price:** \$425,000  
**Method:** Private Sale  
**Date:** 17/04/2019  
**Rooms:** -  
**Property Type:** Apartment