

# 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

1111/68 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 \$595,000

### Median sale price

Median price \$470,000

Property Type Unit

Suburb Melbourne

Period - From 01/07/2018

to 30/06/2019

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.

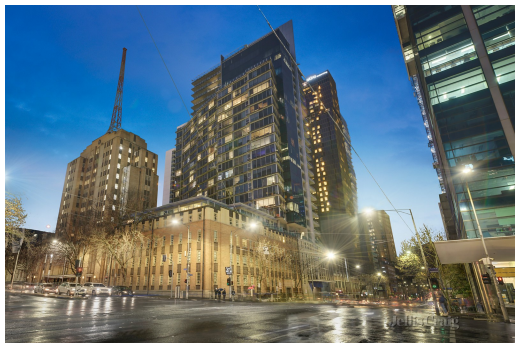
	Address of comparable property	Price	Date of sale
1	6104/462 Elizabeth St MELBOURNE 3000	\$630,000	13/09/2019
2	3104/601 Little Lonsdale St MELBOURNE 3000	\$625,000	14/06/2019
3	4103/220 Spencer St MELBOURNE 3000	\$610,000	16/08/2019

**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:

30/09/2019 13:22



2   2   1

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

**Indicative Selling Price**  
\$595,000  
**Median Unit Price**  
Year ending June 2019: \$470,000

## Comparable Properties



**6104/462 Elizabeth St MELBOURNE 3000 (REI)** **Agent Comments**

2   2   1

**Price:** \$630,000  
**Method:** Private Sale  
**Date:** 13/09/2019  
**Rooms:** 4  
**Property Type:** Apartment



**3104/601 Little Lonsdale St MELBOURNE 3000** **Agent Comments**  
**(REI/VG)**

2   2   1

**Price:** \$625,000  
**Method:** Private Sale  
**Date:** 14/06/2019  
**Property Type:** Apartment



**4103/220 Spencer St MELBOURNE 3000 (REI)** **Agent Comments**

2   2   1

**Price:** \$610,000  
**Method:** Private Sale  
**Date:** 16/08/2019  
**Rooms:** 6  
**Property Type:** Apartment