

## 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

1409/673-683 La Trobe Street Docklands VIC 3008

### Indicative selling price

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

Single Price

or range  
between

\$395,000

&

\$430,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Docklands

Period-from

01 Mar 2020

to

28 Feb 2021

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

1306/673-683 La Trobe Street Docklands VIC 3008	\$425,000	29-Jan-21
1309/673-683 La Trobe Street Docklands VIC 3008	\$430,000	07-Nov-20
409/673-683 La Trobe Street Docklands VIC 3008	\$410,000	08-Dec-20

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: 18 March 2021



**1306/673-683 La Trobe Street  
Docklands VIC 3008**

2 2 -

Sold Price

<sup>RS</sup>

**\$425,000**

Sold Date

**29-Jan-21**

Distance

-



**1309/673-683 La Trobe Street  
Docklands VIC 3008**

2 2 1

Sold Price

**\$430,000**

Sold Date

**07-Nov-20**

Distance

-



**409/673-683 La Trobe Street  
Docklands VIC 3008**

2 2 -

Sold Price

**\$410,000**

Sold Date

**08-Dec-20**

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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