

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

602/315-321 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

\$470,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$448,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2019

to

31 May 2020

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

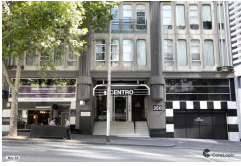
Date of sale

704/350 La Trobe Street Melbourne VIC 3000	\$520,000	05-Feb-20
1702/135 Abeckett Street Melbourne VIC 3000	\$535,000	09-Mar-20
4401/80 Abeckett Street Melbourne VIC 3000	\$490,000	27-Mar-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: 09 June 2020



**704/350 La Trobe Street
Melbourne VIC 3000**

2 1 -

Sold Price **\$520,000** Sold Date **05-Feb-20**

Distance **0.06km**



**1702/135 Abeckett Street
Melbourne VIC 3000**

2 1 -

Sold Price **\$535,000** Sold Date **09-Mar-20**

Distance **0.1km**



**4401/80 Abeckett Street
Melbourne VIC 3000**

2 1 -

Sold Price **\$490,000** Sold Date **27-Mar-20**

Distance **0.24km**

RS = Recent sale UN = Undisclosed Sale

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