## 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

1503/285 La Trobe Street, Melbourne Vic 3000

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot/	ting		
Range betweer	\$495,000		&		\$515,000			
Median sale p	rice							
Median price	\$500,000	Pro	operty Type	Unit			Suburb	Melbourne
Period - From	01/04/2024	to	30/06/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	3603/285 La Trobe St MELBOURNE 3000	\$518,500	12/07/2024
2			
3			

#### OR

**B**<sup>\*</sup> 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:

10/09/2024 10:29





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**Property Type:** Apartment Agent Comments

Indicative Selling Price \$495,000 - \$515,000 Median Unit Price June quarter 2024: \$500,000

# **Comparable Properties**



3603/285 La Trobe St MELBOURNE 3000 (REI/VG)

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within



Price: \$518,500 Method: Private Sale Date: 12/07/2024 Property Type: Apartment Agent Comments

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951

two kilometres of the property for sale in the last six months.





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