

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 807/673 La Trobe Street, Docklands Vic 3008

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$450,000 & \$480,000

Median sale price

Median price \$572,000 Property Type Unit Suburb Docklands

Period - From 01/10/2022 to 31/12/2022 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	204/231 Harbour Esp DOCKLANDS 3008	\$500,000	15/01/2023
2	2108/135 City Rd SOUTHBANK 3006	\$495,000	15/02/2023
3	2008/673 La Trobe St DOCKLANDS 3008	\$465,000	14/11/2022

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: 11/04/2023 17:18



 2
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  1

Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$450,000 - \$480,000
Median Unit Price
 December quarter 2022: \$572,000

Comparable Properties



204/231 Harbour Esp DOCKLANDS 3008 (REI/VG)

Agent Comments

 2
  2
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Price: \$500,000
Method: Private Sale
Date: 15/01/2023
Property Type: Apartment



2108/135 City Rd SOUTHBANK 3006 (REI/VG)

Agent Comments

 2
  2
  1

Price: \$495,000
Method: Private Sale
Date: 15/02/2023
Property Type: Apartment

2008/673 La Trobe St DOCKLANDS 3008 (REI/VG)

Agent Comments

 2
  2
  1

Price: \$465,000
Method: Private Sale
Date: 14/11/2022
Property Type: Apartment

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811