

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 602/350 La Trobe Street, Melbourne Vic 3000

Indicative selling price

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

Single price \$498,000

Median sale price

Median price \$490,000

Property Type Unit

Suburb Melbourne

Period - From 01/07/2022

to 30/09/2022

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	504/518 Swanston St CARLTON 3053	\$498,000	30/08/2022
2	505/118 Russell St MELBOURNE 3000	\$480,000	13/07/2022
3	10/302 Abbotsford St NORTH MELBOURNE 3051	\$480,000	07/05/2022

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:

19/10/2022 13:44



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Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$498,000

Median Unit Price
 September quarter 2022: \$490,000

Comparable Properties



504/518 Swanston St CARLTON 3053 (REI)

Agent Comments

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Price: \$498,000
Method: Private Sale
Date: 30/08/2022
Property Type: Apartment



505/118 Russell St MELBOURNE 3000 (REI/VG)

Agent Comments

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Price: \$480,000
Method: Private Sale
Date: 13/07/2022
Property Type: Apartment



10/302 Abbotsford St NORTH MELBOURNE 3051 (REI/VG)

Agent Comments

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Price: \$480,000
Method: Auction Sale
Date: 07/05/2022
Property Type: Apartment

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