

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	403/350 Latrobe Street, Melbourne Vic 3000
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Indicative selling price

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

Single price	\$478,000
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Median sale price

Median price	\$499,000	House		Unit	X	Suburb	Melbourne
Period - From	01/04/2017	to	30/06/2017	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	2801/80 Abeckett St MELBOURNE 3000	\$486,000	27/03/2017
2	511E/888 Collins St DOCKLANDS 3008	\$485,500	28/04/2017
3	808/118 Russell St MELBOURNE 3000	\$470,000	26/02/2017

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.~~



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Rooms: 3
Property Type: Apartment
 Agent Comments

Indicative Selling Price
 \$478,000
Median Unit Price
 June quarter 2017: \$499,000

Comparable Properties

2801/80 Abeckett St MELBOURNE 3000 (REI) [Agent Comments](#)

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Price: \$486,000
Method: Private Sale
Date: 27/03/2017
Rooms: -
Property Type: Apartment

511E/888 Collins St DOCKLANDS 3008 (REI) [Agent Comments](#)

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Price: \$485,500
Method: Private Sale
Date: 28/04/2017
Rooms: -
Property Type: Apartment



808/118 Russell St MELBOURNE 3000 (REI) [Agent Comments](#)

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Price: \$470,000
Method: Private Sale
Date: 26/02/2017
Rooms: 4
Property Type: Apartment
Land Size: 65 sqm approx