

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 102/408 La Trobe Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$460,000 & \$506,000

Median sale price

Median price \$499,000 House Unit X Suburb Melbourne

Period - From 01/04/2017 to 30/06/2017 Source REIV

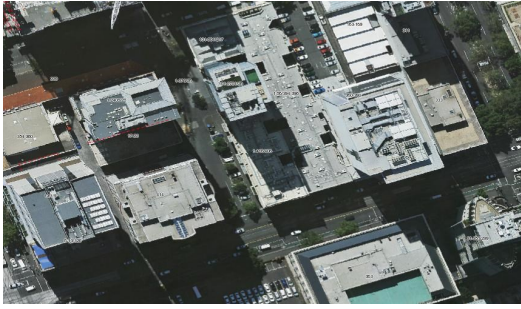
Comparable property sales (*Delete A or B below as applicable)

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	12/408 Latrobe St MELBOURNE 3000	\$518,000	17/10/2016
2	1702/315 La Trobe St MELBOURNE 3000	\$500,000	10/10/2016
3	403/350 Latrobe St MELBOURNE 3000	\$465,000	15/07/2017

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:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$460,000 - \$506,000
Median Unit Price
June quarter 2017: \$499,000

Comparable Properties



12/408 Latrobe St MELBOURNE 3000 (REI) **Agent Comments**

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Price: \$518,000
Method: Private Sale
Date: 17/10/2016
Rooms: 5
Property Type: Apartment



1702/315 La Trobe St MELBOURNE 3000 (REI) **Agent Comments**

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Price: \$500,000
Method: Private Sale
Date: 10/10/2016
Rooms: 4
Property Type: Apartment



403/350 Latrobe St MELBOURNE 3000 (REI) **Agent Comments**

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Price: \$465,000
Method: Private Sale
Date: 15/07/2017
Rooms: 3
Property Type: Apartment