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**Rooms:**  
**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$600,000  
**Median Unit Price**  
March quarter 2017: \$532,500

## Comparable Properties



**9/28 Jeffcott St WEST MELBOURNE 3003 (REI)** **Agent Comments**

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**Price:** \$626,500  
**Method:** Auction Sale  
**Date:** 13/05/2017  
**Rooms:** 3  
**Property Type:** Apartment

**1811/68 Latrobe St MELBOURNE 3000 (VG)** **Agent Comments**

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**Price:** \$600,000  
**Method:** Sale  
**Date:** 23/01/2017  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)

**1901/68 La Trobe St MELBOURNE 3000 (VG)** **Agent Comments**

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**Price:** \$590,000  
**Method:** Sale  
**Date:** 03/12/2016  
**Rooms:** -  
**Property Type:** Strata Unit/Flat

## 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 308/408 Latrobe Street, Melbourne Vic 3000

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$600,000

#### Median sale price

Median price \$532,500

Unit X

Suburb Melbourne

Period - From 01/01/2017 to 31/03/2017

Source REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
9/28 Jeffcott St WEST MELBOURNE 3003	\$626,500	13/05/2017
1811/68 Latrobe St MELBOURNE 3000	\$600,000	23/01/2017
1901/68 La Trobe St MELBOURNE 3000	\$590,000	03/12/2016