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

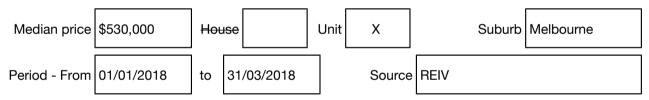
102/408 La Trobe Street, Melbourne Vic 3000

Indicative selling price

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

Single price \$429,000

Median sale price



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	2009/673 La Trobe St DOCKLANDS 3008	\$455,000	18/05/2018
2	311/55 Jeffcott St WEST MELBOURNE 3003	\$451,888	10/05/2018
3	902/33 Batman St WEST MELBOURNE 3003	\$440,000	17/04/2018

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.

Account - Peter Markovic | P: (03) 9419 5555 | F: (03) 9419 8017

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



petermarkovic





Rooms: Property Type: Agent Comments Indicative Selling Price \$429,000 Median Unit Price March quarter 2018: \$530,000

Comparable Properties



2009/673 La Trobe St DOCKLANDS 3008 (REI) Agent Comments







311/55 Jeffcott St WEST MELBOURNE 3003 Agent Comments (REI)



Price: \$451,888 Method: Private Sale Date: 10/05/2018 Rooms: 3 Property Type: Apartment



902/33 Batman St WEST MELBOURNE 3003 Agent Comments (REI)



Price: \$440,000 Method: Private Sale Date: 17/04/2018 Rooms: 4 Property Type: Apartment

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