

# 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

116/68 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)

Range between \$500,000 & \$530,000

### Median sale price

Median price \$547,400 Property Type Unit Suburb Melbourne

Period - From 20/06/2023 to 19/06/2024 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 | 3012/618 Lonsdale St MELBOURNE 3000 | \$535,000 | 16/05/2024   |
| 2 | 1410/33 Mackenzie St MELBOURNE 3000 | \$520,000 | 03/05/2024   |
| 3 | 1909/31 Abeckett St MELBOURNE 3000  | \$515,000 | 11/05/2024   |

**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: 20/06/2024 15:37

116/68 Latrobe Street, Melbourne Vic 3000



 2  1  1

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

**Indicative Selling Price**  
\$500,000 - \$530,000  
**Median Unit Price**  
20/06/2023 - 19/06/2024: \$547,400

## Comparable Properties



**3012/618 Lonsdale St MELBOURNE 3000 (REI)** **Agent Comments**

 2  1  1

**Price:** \$535,000  
**Method:** Private Sale  
**Date:** 16/05/2024  
**Property Type:** Apartment



**1410/33 Mackenzie St MELBOURNE 3000 (REI)** **Agent Comments**

 2  1  1

**Price:** \$520,000  
**Method:** Private Sale  
**Date:** 03/05/2024  
**Property Type:** Apartment



**1909/31 Abeckett St MELBOURNE 3000 (REI)** **Agent Comments**

 2  1  1

**Price:** \$515,000  
**Method:** Private Sale  
**Date:** 11/05/2024  
**Property Type:** Apartment