

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

320/673 La Trobe Street, Docklands Vic 3008

Indicative selling price

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

Range between \$300,000 & \$320,000

Median sale price

Median price \$589,444 Property Type Unit Suburb Docklands

Period - From 01/10/2023 to 31/12/2023 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	1401/33 Rose La MELBOURNE 3000	\$330,000	15/01/2024
2	2010/151 City Rd SOUTHBANK 3006	\$325,000	22/12/2023
3	801/677 La Trobe St DOCKLANDS 3008	\$317,500	18/11/2023

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:

05/02/2024 14:29



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$300,000 - \$320,000
Median Unit Price
December quarter 2023: \$589,444

Comparable Properties



1401/33 Rose La MELBOURNE 3000 (REI)

Agent Comments



Price: \$330,000
Method: Private Sale
Date: 15/01/2024
Property Type: Apartment



2010/151 City Rd SOUTHBANK 3006 (REI)

Agent Comments



Price: \$325,000
Method: Private Sale
Date: 22/12/2023
Property Type: Apartment



801/677 La Trobe St DOCKLANDS 3008 (REI/VG)

Agent Comments



Price: \$317,500
Method: Sold Before Auction
Date: 18/11/2023
Property Type: Apartment

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