

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 322/673 Latrobe Street, Docklands Vic 3008

Indicative selling price

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

Range between \$275,000 & \$300,000

Median sale price

Median price \$605,000 Property Type Unit Suburb Docklands
Period - From 01/04/2023 to 31/03/2024 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 | 713/673 La Trobe St DOCKLANDS 3008 | \$342,500 | 21/03/2024 |
| 2 | 1715/677 La Trobe St DOCKLANDS 3008 | \$327,000 | 27/03/2024 |
| 3 | 724/555 Flinders St MELBOURNE 3000 | \$309,000 | 31/05/2024 |

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: 03/06/2024 12:33



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$275,000 - \$300,000
Median Unit Price
Year ending March 2024: \$605,000

Comparable Properties



713/673 La Trobe St DOCKLANDS 3008 (REI/VG)

Agent Comments



Price: \$342,500
Method: Private Sale
Date: 21/03/2024
Property Type: Apartment

1715/677 La Trobe St DOCKLANDS 3008 (VG)

Agent Comments



Price: \$327,000
Method: Sale
Date: 27/03/2024
Property Type: Flat/Unit/Apartment (Res)



724/555 Flinders St MELBOURNE 3000 (REI)

Agent Comments



Price: \$309,000
Method: Private Sale
Date: 31/05/2024
Property Type: Apartment

Account - Lemon Baxter | P: 03 96997500