

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address **34/131 La Trobe Street, Melbourne VIC 3000**
Including suburb & postcode

Indicative selling price

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

Single price **X** or range between **\$470,000** & **\$510,000**

Median sale price

Median price **\$478,564** Property type **Apartment** Suburb **Melbourne**
Period - From **1/1/2023** 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	Sale Date	Size	Bed	Bath	Car
1. 110/238 Flinders Lane	\$495,100	12/03/24	57m2	1	1	0
2. 402/422 Collins Street	\$545,000	13/12/23	62m2	1	1	0
3. 503/616 Little Collins Street	\$516,000	23/01/24	56m2	1	1	0

This Statement of Information was prepared on: **05/09/2024**

Harcourts Melbourne City have provided additional information that the purchaser may find informative.

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 706/16 Liverpool Street	\$508,000	08/12/23	61m2	1	1	1
5. 304/340 Russell Street	\$485,000	16/04/24	67m2	1	1	1
6. 710/118 Russell Street	\$600,000	17/04/24	72m2	1	1	0

Material Fact to Disclose

No

Current Rent & Lease Expiry

N/A

Rental Potential (pw)

\$475 - \$500pw

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$1,118.60	\$678.98	\$2,428.27	\$4,225.85

Size	Year Built	Complex/Block	Facilities
65m2	1935, 1946 - Re-developed 1999	37 / 37	None

Owners Corporation

Owners Corporation 410588A -
03 9639 6532

Chattels

All fixed floor coverings, electric light fittings & window furnishings

Building

La Trobe Terrace

Sale Method

Deadline Sale -
04/06/2024@ 12pm

Terms

10% Deposit - Settlement 30 Days

Whilst every care is taken to ensure accuracy of the sizes, plans & information contained herein no guarantees or warranties are given. Clients are required to make their own investigations, carefully check the formal legal documentation & seek independent professional legal advice.