

# 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

1003/677 Latrobe Street, Docklands Vic 3008

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$500,000

### Median sale price

Median price \$617,000

Property Type Unit

Suburb Docklands

Period - From 01/04/2020

to 30/06/2020

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	812/673 La Trobe St DOCKLANDS 3008	\$580,000	14/03/2020
2	104/173 City Rd SOUTHBANK 3006	\$528,000	30/06/2020
3	1211/677 La Trobe St DOCKLANDS 3008	\$480,000	25/06/2020

**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:

23/07/2020 16:04



**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$500,000

**Median Unit Price**

June quarter 2020: \$617,000

## Comparable Properties

812/673 La Trobe St DOCKLANDS 3008 (VG)

Agent Comments



**Price:** \$580,000

**Method:** Sale

**Date:** 14/03/2020

**Property Type:** Flat/Unit/Apartment (Res)



104/173 City Rd SOUTHBANK 3006 (REI)

Agent Comments



**Price:** \$528,000

**Method:** Private Sale

**Date:** 30/06/2020

**Property Type:** Apartment



1211/677 La Trobe St DOCKLANDS 3008 (REI)

Agent Comments



**Price:** \$480,000

**Method:** Private Sale

**Date:** 25/06/2020

**Property Type:** Apartment