

STATEMENT OF INFORMATION

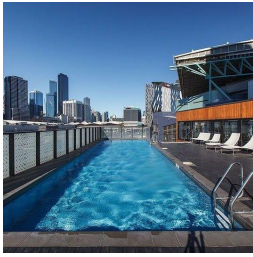
1307/673 LA TROBE STREET, DOCKLANDS, VIC 3008

PREPARED BY RICKY WADHWA, PRESTIGE GROUP REAL ESTATE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1307/673 LA TROBE STREET,

 2  2  -

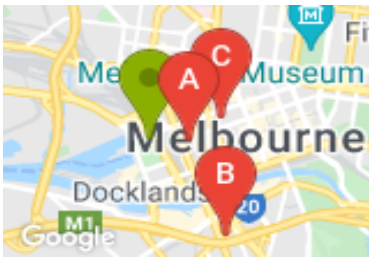
Indicative Selling Price

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

Price Range: \$410,000 to \$430,000

Provided by: Ricky Wadhwa, Prestige Group Real Estate

MEDIAN SALE PRICE



DOCKLANDS, VIC, 3008

Suburb Median Sale Price (Unit)

\$582,500

01 October 2020 to 30 September 2021

Provided by: 

COMPARABLE PROPERTIES

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.



2210/639 LONSDALE ST, MELBOURNE, VIC

 2  2  -

Sale Price

\$460,000

Sale Date: 11/05/2021

Distance from Property: 496m



3004/283 CITY RD, SOUTHBANK, VIC 3006

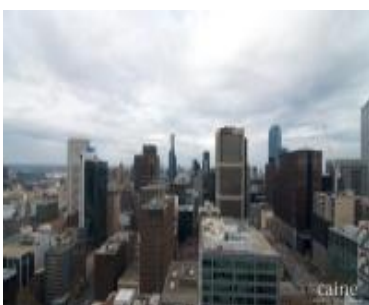
 2  2  -

Sale Price

\$490,000

Sale Date: 21/06/2021

Distance from Property: 1.7km



3405/380 LITTLE LONSDALE ST, MELBOURNE,

 2  2  -

Sale Price

\$480,000

Sale Date: 21/05/2021

Distance from Property: 959m



This report has been compiled on 13/10/2021 by Prestige Group Real Estate. Property Data Solutions Pty Ltd 2021 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

1307/673 LA TROBE STREET, DOCKLANDS, VIC 3008

Indicative selling price

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

Price Range: \$410,000 to \$430,000

Median sale price

Median price

\$582,500

Property type

Unit

Suburb

DOCKLANDS

Period

01 October 2020 to 30 September 2021

Source



Comparable property sales

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

2210/639 LONSDALE ST, MELBOURNE, VIC 3000	\$460,000	11/05/2021
3004/283 CITY RD, SOUTH BANK, VIC 3006	\$490,000	21/06/2021
3405/380 LITTLE LONSDALE ST, MELBOURNE, VIC 3000	\$480,000	21/05/2021

This Statement of Information was prepared on:

13/10/2021