

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

1605/673-683 LA TROBE STREET DOCKLANDS VIC 3008

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$435,000

&

\$455,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Docklands

Period-from

01 May 2022

to

30 Apr 2023

Source

Corelogic

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 6 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

807/673-683 LA TROBE STREET DOCKLANDS VIC 3008	\$460,000	15-Apr-23
809/673-683 LA TROBE STREET DOCKLANDS VIC 3008	\$470,000	11-May-23
1506/673-683 LA TROBE STREET DOCKLANDS VIC 3008	\$485,000	02-May-23

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 6 months.~~

This Statement of Information was prepared on: 31 May 2023



**807/673-683 LA TROBE STREET
DOCKLANDS VIC 3008**

 2  2  1

Sold Price

\$460,000

Sold Date

15-Apr-23

Distance

0km



**809/673-683 LA TROBE STREET
DOCKLANDS VIC 3008**

 2  2  1

Sold Price

^{RS} **\$470,000**

Sold Date

11-May-23

Distance

0km



**1506/673-683 LA TROBE STREET
DOCKLANDS VIC 3008**

 2  2  1

Sold Price

^{RS} **\$485,000**

Sold Date

02-May-23

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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