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

2903/285 La Trobe Street, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$495,000		&		\$530,000					
Median sale p	rice									
Median price	\$485,000	Pro	operty Type	Unit			Suburb	Melbourne		
Period - From	01/01/2024	to	31/12/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	3002/288 Spencer St MELBOURNE 3000	\$510,000	12/02/2025
2	2302/200 Spencer St MELBOURNE 3000	\$517,500	22/01/2025
3	2809/33 Mackenzie St MELBOURNE 3000	\$516,000	18/12/2024

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:

19/02/2025 17:20



MICM



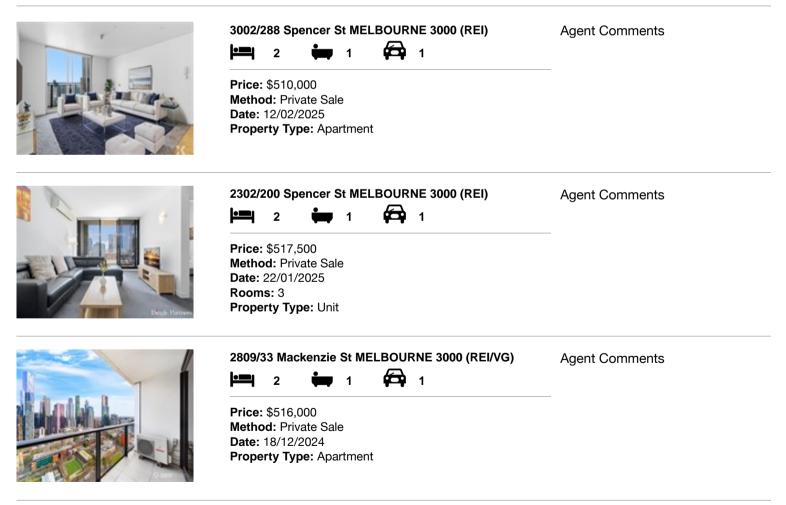


Property Type: Apartment Agent Comments

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Indicative Selling Price \$495,000 - \$530,000 Median Unit Price Year ending December 2024: \$485,000

Comparable Properties



Account - MICM Real Estate | P: 03 9697 8888 | F: 03 9697 8822



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