

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 between \$495,000 & \$530,000

Median sale price

Median price \$485,000 Property Type Unit Suburb Melbourne

Period - From 01/01/2024 to 31/12/2024 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	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

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Indicative Selling Price

\$495,000 - \$530,000

Median Unit Price

Year ending December 2024: \$485,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



3002/288 Spencer St MELBOURNE 3000 (REI)

Agent Comments

2 1 1

Price: \$510,000

Method: Private Sale

Date: 12/02/2025

Property Type: Apartment



2302/200 Spencer St MELBOURNE 3000 (REI)

Agent Comments

2 1 1

Price: \$517,500

Method: Private Sale

Date: 22/01/2025

Rooms: 3

Property Type: Unit



2809/33 Mackenzie St MELBOURNE 3000 (REI/VG)

Agent Comments

2 1 1

Price: \$516,000

Method: Private Sale

Date: 18/12/2024

Property Type: Apartment

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



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