

## 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

2407/285 LA TROBE STREET MELBOURNE VIC 3000

### Indicative selling price

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

Single Price

or range  
between

\$460,000

&

\$490,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2023

to

31 Jul 2024

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

303/350 LA TROBE STREET MELBOURNE VIC 3000	456000	31-Mar-24
1710/135 A'BECKETT STREET MELBOURNE VIC 3000	485000	08-Apr-24
3603/285 LA TROBE STREET MELBOURNE VIC 3000	518500	12-Jul-24

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: 01 August 2024



**303/350 LA TROBE STREET  
MELBOURNE VIC 3000**

2 1 -

Sold Price **456000** Sold Date **31-Mar-24**

Distance **0.14km**

**1710/135 A'BECKETT STREET  
MELBOURNE VIC 3000**

2 1 -

Sold Price **485000** Sold Date **08-Apr-24**

Distance **0.13km**



**3603/285 LA TROBE STREET  
MELBOURNE VIC 3000**

2 1 -

Sold Price <sup>RS</sup> **518500** Sold Date **12-Jul-24**

Distance **-**

RS = Recent sale      UN = Undisclosed Sale

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