

# Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

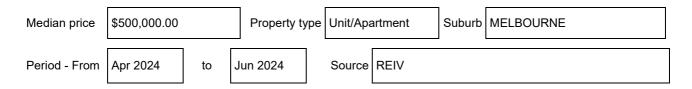
## Property offered for sale

Address Including suburb and postcode 22/33 La Trobe Street, Melbourne, 3000

### Indicative selling price

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

### Median sale price



## 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
42/33 La Trobe Street MELBOURNE 3000	\$636,000.00	27/07/2024
506B/640 Swanston Street CARLTON 3053	\$628,000.00	29/05/2024
1907/68 La Trobe Street MELBOURNE 3000	\$600,000.00	10/05/2024

This Statement of Information was prepared on: Tuesday 30th July 2024

