

## 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

7007/228 LA TROBE STREET MELBOURNE VIC 3000

### Indicative selling price

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

Single Price

\$1,350,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2023

to

31 Jan 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

16/5-7 DREWERY LANE MELBOURNE VIC 3000	\$1,225,000	02-Aug-23
33/7 DREWERY LANE MELBOURNE VIC 3000	\$1,150,000	03-May-23
6009/135 A'BECKETT STREET MELBOURNE VIC 3000	\$905,000	19-Oct-22

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: 09 February 2024



**16/5-7 DREWERY LANE  
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$1,225,000** Sold Date **02-Aug-23**

Distance **0.21km**



**33/7 DREWERY LANE MELBOURNE  
VIC 3000**

2 2 1

Sold Price **\$1,150,000** Sold Date **03-May-23**

Distance **0.21km**



**6009/135 A'BECKETT STREET  
MELBOURNE VIC 3000**

3 2 1

Sold Price **\$905,000** Sold Date **19-Oct-22**

Distance **0.23km**

RS = Recent sale

UN = Undisclosed Sale

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