

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

1003/315-321 LA TROBE STREET MELBOURNE VIC 3000

Indicative selling price

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

Single Price

\$329,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$432,750

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2022

to

31 Mar 2023

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

1601/315-321 LA TROBE STREET MELBOURNE VIC 3000	\$340,000	18-Mar-22
1109/318 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$330,000	27-Sep-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: 15 April 2023

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**1601/315-321 LA TROBE STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price

\$340,000

Sold Date

18-Mar-22

Distance

0km



**1109/318 LITTLE LONSDALE
STREET MELBOURNE VIC 3000**

 1  1  -

Sold Price

\$330,000

Sold Date

27-Sep-22

Distance

0.07km

RS = Recent sale

UN = Undisclosed Sale

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