

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

4619/228 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

or range
between

\$560,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$432,750

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2022

to

28 Feb 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

3102/160 VICTORIA STREET CARLTON VIC 3053	\$570,000	30-Jun-22
1106/250 ELIZABETH STREET MELBOURNE VIC 3000	\$580,000	11-Oct-22
2002/228 LA TROBE STREET MELBOURNE VIC 3000	\$566,666	18-May-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: 23 March 2023



**3102/160 VICTORIA STREET
CARLTON VIC 3053**

2 1 -

Sold Price **\$570,000** Sold Date **30-Jun-22**

Distance **0.39km**



**1106/250 ELIZABETH STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$580,000** Sold Date **11-Oct-22**

Distance **0.34km**



**2002/228 LA TROBE STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$566,666** Sold Date **18-May-22**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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