

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

1611/68 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

\$685,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$409,999

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2022

to

31 Oct 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

1211/68 LA TROBE STREET MELBOURNE VIC 3000	\$685,000	13-Jul-23
3717/228 LA TROBE STREET MELBOURNE VIC 3000	\$700,000	16-Oct-23
336-376 RUSSELL STREET MELBOURNE VIC 3000	\$663,500	31-Aug-23

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.

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**1211/68 LA TROBE STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$685,000** Sold Date **13-Jul-23**

Distance **0.02km**



**3717/228 LA TROBE STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$700,000** Sold Date **16-Oct-23**

Distance **0.42km**



**336-376 RUSSELL STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price ^{RS} **\$663,500** Sold Date **31-Aug-23**

Distance **0.03km**

RS = Recent sale

UN = Undisclosed Sale

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