

## 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

2708/228 LA TROBE STREET MELBOURNE VIC 3000

### Indicative selling price

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

Single Price

or range  
between

\$400,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2022

to

31 Jan 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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 4502/228 LA TROBE STREET MELBOURNE VIC 3000 | \$420,000 | 28-Aug-22 |
| 5401/228 LA TROBE STREET MELBOURNE VIC 3000 | \$418,000 | 30-Sep-22 |
| 5012/228 LA TROBE STREET MELBOURNE VIC 3000 | \$420,000 | 25-Nov-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: 03 February 2023


**4502/228 LA TROBE STREET  
MELBOURNE VIC 3000**
 1  1  -

Sold Price **\$420,000** Sold Date **28-Aug-22**

Distance **0km**

**5401/228 LA TROBE STREET  
MELBOURNE VIC 3000**
 1  1  -

Sold Price **\$418,000** Sold Date **30-Sep-22**

Distance **0km**

**5012/228 LA TROBE STREET  
MELBOURNE VIC 3000**
 1  1  -

Sold Price **\$420,000** Sold Date **25-Nov-22**

Distance **0km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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