



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

42/33 La Trobe Street, Melbourne, 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

or range between

\$598,000.00

&

\$655,000.00

Median sale price

Median price

\$415,000.00

Property type

Unit/Apartment

Suburb

MELBOURNE

Period - From

Jun 2023

to

May 2024

Source

Corelogic

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
506B/640 SWANSTON STREET CARLTON VIC 3053	\$628,000.00	29/05/2024
315/132 SMITH STREET COLLINGWOOD VIC 3066	\$650,170.00	28/03/2024
1411/9 POWER STREET SOUTHBANK VIC 3006	\$650,000.00	24/04/2024

This Statement of Information was prepared on:

Wednesday 26th June 2024