

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

4411/228 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

\$400,000

&

\$430,000

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

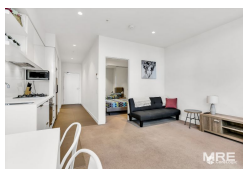
Date of sale

1103/285 LA TROBE STREET MELBOURNE VIC 3000	\$422,000	03-Sep-22
3312/220 SPENCER STREET MELBOURNE VIC 3000	\$425,000	27-Feb-23
4207/135 A'BECKETT STREET MELBOURNE VIC 3000	\$435,800	07-Feb-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.~~

This Statement of Information was prepared on: 22 March 2023

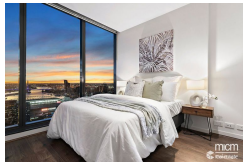


**1103/285 LA TROBE STREET
MELBOURNE VIC 3000**

 1  1  1

Sold Price **\$422,000** Sold Date **03-Sep-22**

Distance **0.18km**



**3312/220 SPENCER STREET
MELBOURNE VIC 3000**

 1  1  1

Sold Price ^{RS} **\$425,000** Sold Date **27-Feb-23**

Distance **1.05km**



**4207/135 A'BECKETT STREET
MELBOURNE VIC 3000**

 1  1  1

Sold Price **\$435,800** Sold Date **07-Feb-23**

Distance **0.23km**

RS = Recent sale

UN = Undisclosed Sale

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