

## 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

2603/285 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

\$460,000

&

\$500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2021

to

31 Jan 2022

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

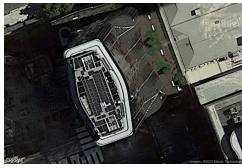
Date of sale

|  |           |           |
|--|-----------|-----------|
| 1810/135 A'Beckett Street Melbourne VIC 3000 | \$536,000 | 08-May-21 |
| 413/112 A'Beckett Street Melbourne VIC 3000  | \$490,000 | 28-Oct-21 |
| 2103/285 La Trobe Street Melbourne VIC 3000  | \$505,000 | 03-Mar-21 |

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 February 2022



**1810/135 A'Beckett Street  
Melbourne VIC 3000**

2 1 1

Sold Price

**\$536,000**

Sold Date

**08-May-21**

Distance

**0.13km**



**413/112 A'Beckett Street Melbourne  
VIC 3000**

2 1 1

Sold Price

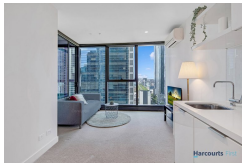
**\$490,000**

Sold Date

**28-Oct-21**

Distance

**0.2km**



**2103/285 La Trobe Street  
Melbourne VIC 3000**

2 1 1

Sold Price

**\$505,000**

Sold Date

**03-Mar-21**

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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