

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

3403/315-321 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

\$430,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$459,000

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2020

to

30 Apr 2021

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

2004/296-300 Little Lonsdale Street Melbourne VIC 3000	\$510,000	03-Feb-21
2103/285 La Trobe Street Melbourne VIC 3000	\$505,000	03-Mar-21
3706/80 A'Beckett Street Melbourne VIC 3000	\$435,000	29-Jan-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: 12 May 2021



2004/296-300 Little Lonsdale Street Melbourne VIC 3000

2 1 -

Sold Price **\$510,000** Sold Date **03-Feb-21**

Distance **0.08km**



2103/285 La Trobe Street Melbourne VIC 3000

2 1 1

Sold Price **\$505,000** Sold Date **03-Mar-21**

Distance **0.08km**



3706/80 A'Beckett Street Melbourne VIC 3000

2 1 -

Sold Price **\$435,000** Sold Date **29-Jan-21**

Distance **0.25km**

RS = Recent sale

UN = Undisclosed Sale

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