

## 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

2504/285 LA TROBE STREET MELBOURNE VIC 3000

### Indicative selling price

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

Single Price

or range  
between

\$430,000

&

\$470,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2023

to

29 Feb 2024

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

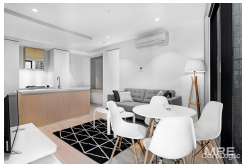
Date of sale

3909/135 A'BECKETT STREET MELBOURNE VIC 3000	\$470,000	05-Oct-23
3710/135 A'BECKETT STREET MELBOURNE VIC 3000	\$470,000	06-Nov-23
2008/81 A'BECKETT STREET MELBOURNE VIC 3000	\$470,000	17-Oct-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: 04 March 2024



**3909/135 A'BECKETT STREET  
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$470,000** Sold Date **05-Oct-23**

Distance **0.13km**



**3710/135 A'BECKETT STREET  
MELBOURNE VIC 3000**

2 1 -

Sold Price

Sold Date **06-Nov-23**

Distance **0.15km**



**2008/81 A'BECKETT STREET  
MELBOURNE VIC 3000**

2 1 -

Sold Price

Sold Date **17-Oct-23**

Distance **0.16km**

RS = Recent sale

UN = Undisclosed Sale

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