

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 **1201/315 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)

Range between **\$370,000** & **\$400,000**

Median sale price

Median price **\$560,000** Property type **Unit** Suburb **Melbourne**

Period - From **01/01/2024** to **31/03/2024** Source **REIV**

Comparable property sales

A* 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
1. 406/7 Katherine Place, Melbourne, VIC 3000	\$400,000.00	17/03/2024
2. 308/233-239 Collins Street, Melbourne, VIC 3000	\$390,000.00	05/02/2024
3. 904/315-321 La Trobe Street, Melbourne, VIC 3000	\$396,000.00	22/11/2023

This Statement of Information was prepared on: **26/04/2024**