

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

1403/141-149 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$413,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2022

to

31 Aug 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

1704/141-149 LA TROBE STREET MELBOURNE VIC 3000	\$480,000	14-Apr-22
3403/141-149 LA TROBE STREET MELBOURNE VIC 3000	\$493,000	12-May-22

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: 07 September 2023

Nash Uddin
M 0432 794 305
E nash@onegrouprealty.com.au

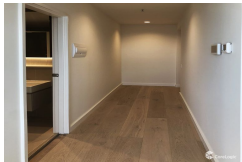


**1704/141-149 LA TROBE STREET
MELBOURNE VIC 3000**

Sold Price **\$480,000** Sold Date **14-Apr-22**

1 1 -

Distance **0km**



**3403/141-149 LA TROBE STREET
MELBOURNE VIC 3000**

Sold Price **\$493,000** Sold Date **12-May-22**

1 1 -

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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