

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

2003/285 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

\$500,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2023

to

31 Aug 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

3603/285 LA TROBE STREET MELBOURNE VIC 3000	\$518,500	12-Jul-24
3503/135 A'BECKETT STREET MELBOURNE VIC 3000	\$515,000	09-Jun-24
1909/31 A'BECKETT STREET MELBOURNE VIC 3000	\$515,000	10-May-24

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: 10 September 2024



**3603/285 LA TROBE STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price

\$518,500

Sold Date

12-Jul-24

Distance

0km



**3503/135 A'BECKETT STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price

\$515,000

Sold Date

09-Jun-24

Distance

0.13km



**1909/31 A'BECKETT STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price

Sold Date

10-May-24

Distance

0.25km

RS = Recent sale

UN = Undisclosed Sale

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