

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

1111/228 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

\$410,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2022

to

31 Jan 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

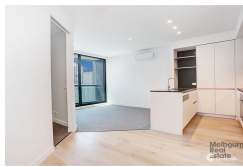
2906/228 LA TROBE STREET MELBOURNE VIC 3000	\$400,000	16-Jan-23
5012/228 LA TROBE STREET MELBOURNE VIC 3000	\$420,000	25-Nov-22
4206/318 RUSSELL STREET MELBOURNE VIC 3000	\$440,000	08-Feb-23

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: 10 February 2023

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**2906/228 LA TROBE STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$400,000** Sold Date **16-Jan-23**

Distance **0km**



**5012/228 LA TROBE STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$420,000** Sold Date **25-Nov-22**

Distance **0km**



**4206/318 RUSSELL STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price ^{RS} **\$440,000** Sold Date **08-Feb-23**

Distance **0.4km**

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

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