

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

1004/68 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

\$540,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2023

to

31 Jan 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

1707/318 RUSSELL STREET MELBOURNE VIC 3000	\$598,000	15-Nov-23
318/68 LA TROBE STREET MELBOURNE VIC 3000	\$558,000	03-Oct-23
15/392 RUSSELL STREET MELBOURNE VIC 3000	\$571,000	12-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: 05 February 2024


**1707/318 RUSSELL STREET
MELBOURNE VIC 3000**
 2
  1
  1

Sold Price

^{RS}
\$598,000

Sold Date

15-Nov-23

Distance

0.11km

**318/68 LA TROBE STREET
MELBOURNE VIC 3000**
 2
  1
  1

Sold Price

\$558,000

Sold Date

03-Oct-23

Distance

0.03km

**15/392 RUSSELL STREET
MELBOURNE VIC 3000**
 2
  1
  1

Sold Price

\$571,000

Sold Date

12-Oct-23

Distance

0.12km
RS = Recent sale

UN = Undisclosed Sale

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