

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 3306/228 Latrobe Street, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$470,000 & \$490,000

Median sale price

Median price \$526,000 Property Type Unit Suburb Melbourne

Period - From 01/10/2023 to 31/12/2023 Source REIV

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 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	8301/228 La Trobe St MELBOURNE 3000	\$520,000	25/09/2023
2	3005/228 La Trobe St MELBOURNE 3000	\$420,000	17/08/2023
3	2507/228 La Trobe St MELBOURNE 3000	\$380,000	23/08/2023

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 six months.~~

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Property Type: Apartment
Land Size: 49 sqm approx
Agent Comments

Indicative Selling Price
\$470,000 - \$490,000
Median Unit Price
December quarter 2023: \$526,000

Comparable Properties



8301/228 La Trobe St MELBOURNE 3000 (VG) **Agent Comments**

1 - -

Price: \$520,000
Method: Sale
Date: 25/09/2023
Property Type: Flat/Unit/Apartment (Res)



3005/228 La Trobe St MELBOURNE 3000 (REI) **Agent Comments**

1 1 -

Price: \$420,000
Method: Private Sale
Date: 17/08/2023
Property Type: Apartment



2507/228 La Trobe St MELBOURNE 3000 (REI) **Agent Comments**

1 1 -

Price: \$380,000
Method: Sold Before Auction
Date: 23/08/2023
Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951