

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

202/327 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

\$370,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,750

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2023

to

31 Mar 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

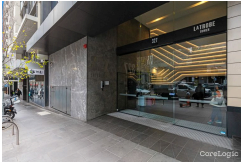
Date of sale

| | | |
|--|-----------|-----------|
| 2802/327 LA TROBE STREET MELBOURNE VIC 3000 | \$385,000 | 29-Oct-23 |
| 904/315-321 LA TROBE STREET MELBOURNE VIC 3000 | \$396,000 | 22-Nov-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: 08 April 2024



**2802/327 LA TROBE STREET
MELBOURNE VIC 3000**

 2  1  -

Sold Price **\$385,000** Sold Date **29-Oct-23**

Distance **0km**



**904/315-321 LA TROBE STREET
MELBOURNE VIC 3000**

 2  1  -

Sold Price **\$396,000** Sold Date **22-Nov-23**

Distance **0.01km**

RS = Recent sale UN = Undisclosed Sale

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