

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

7306/228 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

\$2,700,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$429,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2021

to

31 Oct 2022

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

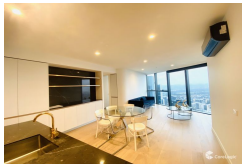
Date of sale

| | | |
|---|-------------|-----------|
| 7206/228 LA TROBE STREET MELBOURNE VIC 3000 | \$2,500,000 | 03-Aug-22 |
| 401/8 BLIGH PLACE MELBOURNE VIC 3000 | \$4,800,000 | 05-Oct-21 |
| 153/28-32 SOUTHGATE AVENUE SOUTHBANK VIC 3006 | \$4,330,000 | 09-Mar-22 |

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: 25 November 2022

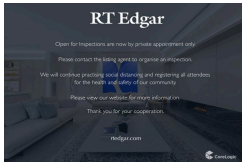


**7206/228 LA TROBE STREET
MELBOURNE VIC 3000**

 4  4  2

Sold Price ^{RS} **\$2,500,000** Sold Date **03-Aug-22**

Distance **0km**



**401/8 BLIGH PLACE MELBOURNE
VIC 3000**

 4  4  2

Sold Price **\$4,800,000** Sold Date **05-Oct-21**

Distance **0.84km**

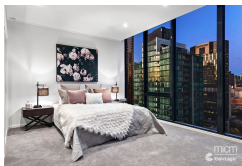


**153/28-32 SOUTHGATE AVENUE
SOUTHBANK VIC 3006**

 4  4  2

Sold Price **\$4,330,000** Sold Date **09-Mar-22**

Distance **1.31km**

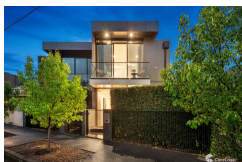


**300/183 CITY ROAD SOUTHBANK
VIC 3006**

 4  4  2

Sold Price **\$1,900,000** Sold Date **08-Nov-21**

Distance **1.7km**



**53 FARRELL STREET PORT
MELBOURNE VIC 3207**

 4  4  2

Sold Price **\$3,000,000** Sold Date **25-Oct-21**

Distance **3.58km**

RS = Recent sale UN = Undisclosed Sale

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