

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

411/408 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

\$955,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$409,999

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2022

to

30 Nov 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

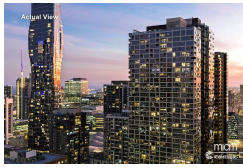
3408/560 LONSDALE STREET MELBOURNE VIC 3000	\$1,100,000	30-Aug-23
901/265-273 EXHIBITION STREET MELBOURNE VIC 3000	\$1,070,000	15-Aug-23
5208/560 LONSDALE STREET MELBOURNE VIC 3000	\$1,130,000	14-Sep-23

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 December 2023

gus kosasih
P 03 9639 9280
M 0430 888 838
E gus@ipropertymelbourne.com.au

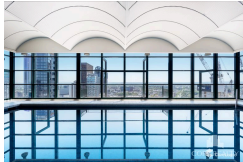


**3408/560 LONSDALE STREET
MELBOURNE VIC 3000**

3 2 1

Sold Price ^{RS} **\$1,100,000** ^{UN} Sold Date **30-Aug-23**

Distance **0.34km**



**901/265-273 EXHIBITION STREET
MELBOURNE VIC 3000**

3 2 1

Sold Price **\$1,070,000** Sold Date **15-Aug-23**

Distance **0.99km**



**5208/560 LONSDALE STREET
MELBOURNE VIC 3000**

3 2 1

Sold Price **\$1,130,000** Sold Date **14-Sep-23**

Distance **0.34km**

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

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