

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

1402/327 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

\$400,000

&

\$438,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$434,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2022

to

28 Feb 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

1005/296-300 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$438,000	07-Feb-23
3803/285 LA TROBE STREET MELBOURNE VIC 3000	\$460,000	01-Feb-23
1216/135 A'BECKETT STREET MELBOURNE VIC 3000	\$425,000	05-Feb-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: 04 March 2023



1005/296-300 LITTLE LONSDALE STREET MELBOURNE VIC 3000

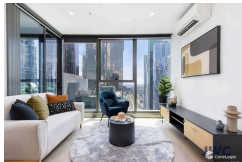
2 1 -

Sold Price

\$438,000

Sold Date **07-Feb-23**

Distance **0.09km**



3803/285 LA TROBE STREET MELBOURNE VIC 3000

2 1 -

Sold Price

^{RS} **\$460,000**

Sold Date **01-Feb-23**

Distance **0.1km**



1216/135 A'BECKETT STREET MELBOURNE VIC 3000

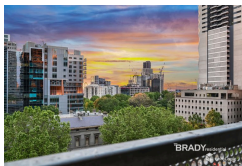
2 1 -

Sold Price

^{RS} **\$425,000** ^{UN}

Sold Date **05-Feb-23**

Distance **0.12km**



1107/380-386 LITTLE LONSDALE STREET MELBOURNE VIC 3000

2 1 -

Sold Price

\$438,000

Sold Date **15-Dec-22**

Distance **0.19km**



2105/380-386 LITTLE LONSDALE STREET MELBOURNE VIC 3000

2 1 -

Sold Price

\$450,000

Sold Date **16-Jan-23**

Distance **0.19km**

RS = Recent sale

UN = Undisclosed Sale

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