

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

1505/315-321 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

\$320,000

&

\$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$459,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2020

to

31 Mar 2021

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

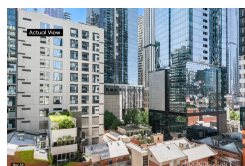
Date of sale

708/318 Little Lonsdale Street Melbourne VIC 3000	\$389,100	28-Nov-19
403/315-321 La Trobe Street Melbourne VIC 3000	\$325,000	19-Nov-19
2212/135 A'Beckett Street Melbourne VIC 3000	\$353,000	15-May-19

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: 28 April 2021



**708/318 Little Lonsdale Street
Melbourne VIC 3000**

 1  1  1

Sold Price **\$389,100** Sold Date **28-Nov-19**

Distance **0.07km**



**403/315-321 La Trobe Street
Melbourne VIC 3000**

 1  1  -

Sold Price **\$325,000** Sold Date **19-Nov-19**

Distance **-**



**2212/135 A'Beckett Street
Melbourne VIC 3000**

 1  1  -

Sold Price **\$353,000** Sold Date **15-May-19**

Distance **0.12km**

RS = Recent sale

UN = Undisclosed Sale

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