

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

504/350 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

\$550,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$409,999

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2022

to

30 Sep 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

2903/285 LA TROBE STREET MELBOURNE VIC 3000	\$540,000	06-May-23
67/538 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$530,000	05-Oct-23
709/155 FRANKLIN STREET MELBOURNE VIC 3000	\$540,000	10-May-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: 26 October 2023

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**2903/285 LA TROBE STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$540,000** Sold Date **06-May-23**

Distance **0.14km**

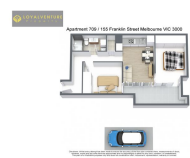


**67/538 LITTLE LONSDALE STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price ^{RS} **\$530,000** Sold Date **05-Oct-23**

Distance **0.62km**



**709/155 FRANKLIN STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$540,000** Sold Date **10-May-23**

Distance **0.18km**

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

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