

## 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

3920/228 LA TROBE STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$430,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2024

to

31 Dec 2024

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

2203/157 A'BECKETT STREET MELBOURNE VIC 3000	\$453,000	13-Sep-24
3309/285 LA TROBE STREET MELBOURNE VIC 3000	\$432,500	13-Sep-24

OR

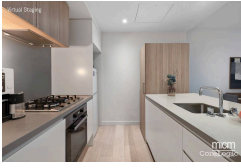
**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 31 January 2025

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**2203/157 A'BECKETT STREET  
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$453,000** Sold Date **13-Sep-24**

Distance **0.3km**



**3309/285 LA TROBE STREET  
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$432,500** Sold Date **13-Sep-24**

Distance **0.18km**

RS = Recent sale

UN = Undisclosed Sale

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