

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

2705/228 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

\$385,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$413,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2023

to

31 Oct 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

5105/81 A'BECKETT STREET MELBOURNE VIC 3000	371000	21-Jul-24
2807/135 A'BECKETT STREET MELBOURNE VIC 3000	370000	01-May-24
2309/60 A'BECKETT STREET MELBOURNE VIC 3000	440000	02-Sep-24

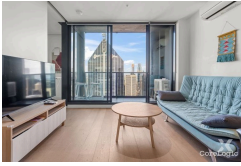
OR

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: 07 November 2024



Andy Liu
P 0399997990
M 0421 178 331
E sales2@azeta.com.au



**5105/81 A'BECKETT STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **371000** Sold Date **21-Jul-24**

Distance **0.1km**

**2807/135 A'BECKETT STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **370000** Sold Date **01-May-24**

Distance **0.23km**



**2309/60 A'BECKETT STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price ^{RS} **440000** Sold Date **02-Sep-24**

Distance **0.12km**

RS = Recent sale UN = Undisclosed Sale

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