

## 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

4410/228 LA TROBE STREET MELBOURNE VIC 3000

### Indicative selling price

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

Single Price

\$460,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$421,400

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2022

to

31 May 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

1601/228 LA TROBE STREET MELBOURNE VIC 3000	\$402,000	23-Mar-23
1605/228 LA TROBE STREET MELBOURNE VIC 3000	-	30-Apr-22
2205/228 LA TROBE STREET MELBOURNE VIC 3000	\$390,000	12-Apr-22

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: 12 June 2023



**1601/228 LA TROBE STREET  
MELBOURNE VIC 3000**

1 1 -

Sold Price

**\$402,000**

Sold Date **23-Mar-23**

Distance

**0km**



**1605/228 LA TROBE STREET  
MELBOURNE VIC 3000**

1 1 -

Sold Price

- Sold Date **30-Apr-22**

Distance

**0km**



**2205/228 LA TROBE STREET  
MELBOURNE VIC 3000**

1 1 -

Sold Price

**\$390,000**

Sold Date **12-Apr-22**

Distance

**0km**



**2906/228 LA TROBE STREET  
MELBOURNE VIC 3000**

1 1 -

Sold Price

**\$400,000**

Sold Date **16-Jan-23**

Distance

**0km**



**4502/228 LA TROBE STREET  
MELBOURNE VIC 3000**

1 1 -

Sold Price

**\$420,000**

Sold Date **28-Aug-22**

Distance

**0km**



**5012/228 LA TROBE STREET  
MELBOURNE VIC 3000**

1 1 -

Sold Price

Sold Date **25-Nov-22**

Distance

**0km**

RS = Recent sale

UN = Undisclosed Sale

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**5401/228 LA TROBE STREET  
MELBOURNE VIC 3000**

 1  1  -

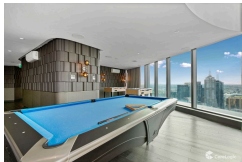
Sold Price

**\$418,000**

Sold Date **30-Sep-22**

Distance

**0km**



**4411/228 LA TROBE STREET  
MELBOURNE VIC 3000**

 1  1  -

Sold Price

**\$415,000**

Sold Date **15-Apr-23**

Distance

**0km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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