

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

1703/36-40 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

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$409,999

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2022

to

31 Oct 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

1311/33 MACKENZIE STREET MELBOURNE VIC 3000	\$450,000	06-Sep-23
2404/11 ROSE LANE MELBOURNE VIC 3000	\$421,888	15-Sep-23
1114/555 SWANSTON STREET CARLTON VIC 3053	\$420,000	21-Sep-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: 19 November 2023



**1311/33 MACKENZIE STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$450,000** Sold Date **06-Sep-23**

Distance **0.06km**



**2404/11 ROSE LANE MELBOURNE
VIC 3000**

2 1 -

Sold Price **\$421,888** Sold Date **15-Sep-23**

Distance **1.44km**



**1114/555 SWANSTON STREET
CARLTON VIC 3053**

2 1 -

Sold Price **\$420,000** Sold Date **21-Sep-23**

Distance **0.5km**

RS = Recent sale

UN = Undisclosed Sale

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