

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

102/408 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

\$400,000

&

\$420,000

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

601/243-263 FRANKLIN STREET MELBOURNE VIC 3000	\$410,000	04-Jul-23
2204/315-321 LA TROBE STREET MELBOURNE VIC 3000	\$400,000	17-Aug-23
208/99 A'BECKETT STREET MELBOURNE VIC 3000	\$385,000	05-Jun-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: 13 October 2023

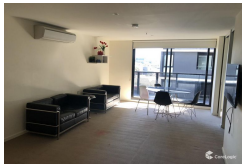


Kevin Zhang

P 0431 336 488

M 0431 336 488

E kevin.zhang@ereal.com.au

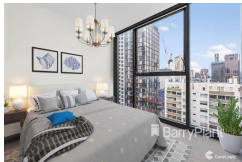


**601/243-263 FRANKLIN STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$410,000** Sold Date **04-Jul-23**

Distance **0.17km**



**2204/315-321 LA TROBE STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$400,000** Sold Date **17-Aug-23**

Distance **0.21km**



**208/99 A'BECKETT STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$385,000** Sold Date **05-Jun-23**

Distance **0.31km**

RS = Recent sale

UN = Undisclosed Sale

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