

## 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

1104/36-40 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

or range  
between

\$420,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$432,750

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2022

to

31 Mar 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

2805/60 A'BECKETT STREET MELBOURNE VIC 3000	\$460,000	27-Jan-23
1005/296-300 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$438,000	07-Feb-23
2105/380-386 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$450,000	16-Jan-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.~~

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Kevin Zhang

P 0431 336 488

M 0431 336 488

E kevin.zhang@ereal.com.au



**2805/60 A'BECKETT STREET  
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$460,000** Sold Date **27-Jan-23**

Distance **0.54km**



**1005/296-300 LITTLE LONSDALE  
STREET MELBOURNE VIC 3000**

2 1 -

Sold Price **\$438,000** Sold Date **07-Feb-23**

Distance **0.72km**



**2105/380-386 LITTLE LONSDALE  
STREET MELBOURNE VIC 3000**

2 1 -

Sold Price **\$450,000** Sold Date **16-Jan-23**

Distance **0.94km**

RS = Recent sale

UN = Undisclosed Sale

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