

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

2504/285 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

&

\$451,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2023

to

31 May 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

304/296-300 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$426,500	03-Feb-24
4008/80 A'BECKETT STREET MELBOURNE VIC 3000	\$410,000	27-Apr-24
4312/80 ABECKETT STREET MELBOURNE VIC 3000	\$420,000	25-Mar-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: 21 June 2024



304/296-300 LITTLE LONSDALE STREET MELBOURNE VIC 3000

Sold Price **\$426,500** Sold Date **03-Feb-24**

2 1 -

Distance **0.08km**



4008/80 A'BECKETT STREET MELBOURNE VIC 3000

Sold Price ^{RS} **\$410,000** Sold Date **27-Apr-24**

2 1 -

Distance **0.21km**



4312/80 ABECKETT STREET MELBOURNE VIC 3000

Sold Price **\$420,000** Sold Date **25-Mar-24**

2 1 -

Distance **0.21km**

RS = Recent sale

UN = Undisclosed Sale

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