

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

3508/63 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

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$408,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2024

to

31 Jan 2025

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

2109/63 LA TROBE STREET MELBOURNE VIC 3000	\$1,225,000	26-Jul-24
63 LA TROBE STREET MELBOURNE VIC 3000	\$1,225,000	26-Jul-24
3905/63 LA TROBE STREET MELBOURNE VIC 3000	\$1,339,000	17-Jan-24

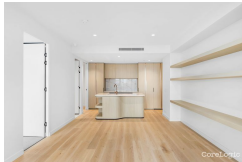
OR

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: 24 February 2025

**2109/63 LA TROBE STREET
MELBOURNE VIC 3000**Sold Price **\$1,225,000** Sold Date **26-Jul-24**

2 2 -

Distance **0km****63 LA TROBE STREET MELBOURNE
VIC 3000**Sold Price Sold Date **26-Jul-24**

2 2 1

Distance **0km****3905/63 LA TROBE STREET
MELBOURNE VIC 3000**Sold Price **\$1,339,000** Sold Date **17-Jan-24**

2 2 2

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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