

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

1104/315-321 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

\$340,000

&

\$370,000

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

15/398 LA TROBE STREET MELBOURNE VIC 3000	\$370,000	16-Apr-24
2512/135 ABECKETT STREET MELBOURNE VIC 3000	\$340,000	14-Mar-24
15/394-396 LA TROBE STREET MELBOURNE VIC 3000	\$370,000	16-Apr-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



**15/398 LA TROBE STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price ^{RS} **\$370,000** ^{UN} Sold Date **16-Apr-24**

Distance **0.18km**



**2512/135 ABECKETT STREET
MELBOURNE VIC 3000**

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Sold Price **\$340,000** Sold Date **14-Mar-24**

Distance **0.14km**



**15/394-396 LA TROBE STREET
MELBOURNE VIC 3000**

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Sold Price **\$370,000** Sold Date **16-Apr-24**

Distance **0.2km**

RS = Recent sale UN = Undisclosed Sale

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