

## 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

17/398 LA TROBE STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$520,000

&

\$570,000

### 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

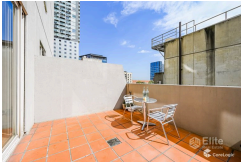
Date of sale

67/538 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$530,000	05-Oct-23
5003/33 ROSE LANE MELBOURNE VIC 3000	\$570,000	06-Jul-23
4809/462 ELIZABETH STREET MELBOURNE VIC 3000	\$580,000	15-Sep-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: 09 October 2023



**67/538 LITTLE LONSDALE STREET  
MELBOURNE VIC 3000**

Sold Price

<sup>RS</sup>

**\$530,000**

Sold Date

**05-Oct-23**

 2  1  1

Distance

**0.5km**



**5003/33 ROSE LANE MELBOURNE  
VIC 3000**

Sold Price

**\$570,000**

Sold Date

**06-Jul-23**

 2  1  1

Distance

**0.6km**



**4809/462 ELIZABETH STREET  
MELBOURNE VIC 3000**

Sold Price

<sup>RS</sup>

**\$580,000**

Sold Date

**15-Sep-23**

 2  1  1

Distance

**0.42km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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