

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

188/480 LA TROBE STREET WEST MELBOURNE VIC 3003

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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$513,750

Property type

Unit

Suburb

West Melbourne

Period-from

01 Apr 2023

to

31 Mar 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

2901/618 LONSDALE STREET MELBOURNE VIC 3000	\$900,000	05-Feb-24
2802/180 CITY ROAD SOUTHBANK VIC 3006	\$910,000	22-Nov-23
6/89 DODDS STREET SOUTHBANK VIC 3006	\$1,000,000	05-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: 11 April 2024



**2901/618 LONSDALE STREET
MELBOURNE VIC 3000**

Sold Price **\$900,000** Sold Date **05-Feb-24**

3 2 1

Distance **0.28km**



**2802/180 CITY ROAD SOUTHBANK
VIC 3006**

Sold Price **\$910,000** Sold Date **22-Nov-23**

3 2 1

Distance **1.55km**



**6/89 DODDS STREET SOUTHBANK
VIC 3006**

Sold Price ^{RS} **\$1,000,000** Sold Date **05-Apr-24**

3 2 1

Distance **2.24km**

RS = Recent sale

UN = Undisclosed Sale

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