

## 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

1905/285 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

\$585,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$415,500

Property type

House

Suburb

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

3502/483 SWANSTON STREET MELBOURNE VIC 3000	\$600,000	26-Feb-24
11/114 HARDWARE STREET MELBOURNE VIC 3000	\$600,000	01-Feb-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.

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Jun Zeng

M 0433503233

E jzeng@ereal.com.au



**3502/483 SWANSTON STREET  
MELBOURNE VIC 3000**

2 1 1

Sold Price <sup>RS</sup> **\$600,000** <sup>UN</sup> Sold Date **26-Feb-24**

Distance **0.41km**



**11/114 HARDWARE STREET  
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$600,000** Sold Date **01-Feb-24**

Distance **0.15km**

RS = Recent sale

UN = Undisclosed Sale

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