

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 2404/315-321 La Trobe Street, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$420,000 & \$440,000

Median sale price

Median price \$488,800 Property Type Unit Suburb Melbourne

Period - From 01/04/2023 to 31/03/2024 Source REIV

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 six 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
1	2305/38 Rose La MELBOURNE 3000	\$430,000	17/05/2024
2	1703/36-40 La Trobe St MELBOURNE 3000	\$425,000	02/03/2024
3	4312/80 Abeckett St MELBOURNE 3000	\$420,000	09/05/2024

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 six months.~~

This Statement of Information was prepared on: 12/06/2024 11:01



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$420,000 - \$440,000

Median Unit Price

Year ending March 2024: \$488,800

Comparable Properties



2305/38 Rose La MELBOURNE 3000 (REI)

Agent Comments



Price: \$430,000

Method: Private Sale

Date: 17/05/2024

Property Type: Apartment



1703/36-40 La Trobe St MELBOURNE 3000 (REI)

Agent Comments



Price: \$425,000

Method: Private Sale

Date: 02/03/2024

Property Type: Apartment



4312/80 Abeckett St MELBOURNE 3000 (REI)

Agent Comments



Price: \$420,000

Method: Private Sale

Date: 09/05/2024

Property Type: Apartment

Account - Gem Realty