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	2404/315-321 La Trobe Street, Melbourne Vic 3000
Including suburb and	
postcode	

Indicative selling price

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

Range between \$420,000	&	\$440,000
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Median sale price

Median price	\$488,800	Pro	pperty Type Un	it		Suburb	Melbourne
Period - From	01/04/2023	to	31/03/2024	So	urce	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

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

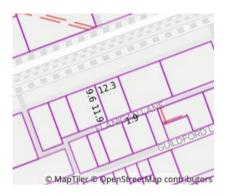
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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









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)

Price: \$430,000 Method: Private Sale Date: 17/05/2024

Property Type: Apartment

Agent Comments



1703/36-40 La Trobe St MELBOURNE 3000

(REI)





Price: \$425,000 Method: Private Sale Date: 02/03/2024

Property Type: Apartment

Agent Comments



4312/80 Abeckett St MELBOURNE 3000 (REI)

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Price: \$420,000 Method: Private Sale Date: 09/05/2024

Property Type: Apartment

Agent Comments

Account - Gem Realty



