

## 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

3006/285 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

\$600,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$410,750

Property type

Unit

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

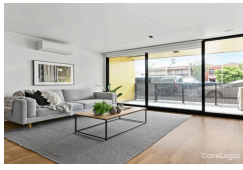
Date of sale

101-107 HAWKE STREET WEST MELBOURNE VIC 3003	589000	15-Apr-24
501/60 A'BECKETT STREET MELBOURNE VIC 3000	550000	12-Dec-23
2903/60 A'BECKETT STREET MELBOURNE VIC 3000	590000	22-Mar-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: 26 April 2024



**101-107 HAWKE STREET WEST  
MELBOURNE VIC 3003**

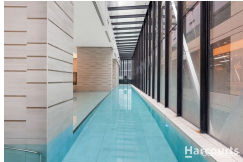
 2  2  1

Sold Price

<sup>RS</sup> **589000** <sup>UN</sup>

Sold Date **15-Apr-24**

Distance **1.28km**



**501/60 A'BECKETT STREET  
MELBOURNE VIC 3000**

 2  2  -

Sold Price

**550000**

Sold Date **12-Dec-23**

Distance **0.23km**



**2903/60 A'BECKETT STREET  
MELBOURNE VIC 3000**

 2  2  -

Sold Price

<sup>RS</sup> **590000**

Sold Date **22-Mar-24**

Distance **0.23km**



**3003/120 A'BECKETT STREET  
MELBOURNE VIC 3000**

 2  2  -

Sold Price

**560000**

Sold Date **18-Dec-23**

Distance **0.22km**



**4002/81 A'BECKETT STREET  
MELBOURNE VIC 3000**

 2  2  1

Sold Price

**600000**

Sold Date **08-Mar-24**

Distance **0.16km**

RS = Recent sale

UN = Undisclosed Sale

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