

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 3603/285 La Trobe Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$520,000 & \$540,000

Median sale price

Median price \$490,000 Property Type Unit Suburb Melbourne

Period - From 01/01/2024 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	3605/285 La Trobe St MELBOURNE 3000	\$590,000	31/03/2024
2	1707/285 La Trobe St MELBOURNE 3000	\$540,000	14/12/2023
3	1909/31 Abeckett St MELBOURNE 3000	\$515,000	11/05/2024

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: 11/06/2024 16:16



Property Type:
Agent Comments

Indicative Selling Price
\$520,000 - \$540,000
Median Unit Price
March quarter 2024: \$490,000

Comparable Properties



3605/285 La Trobe St MELBOURNE 3000 (VG) Agent Comments



Price: \$590,000
Method: Sale
Date: 31/03/2024
Property Type: Flat/Unit/Apartment (Res)

1707/285 La Trobe St MELBOURNE 3000 (VG) Agent Comments



Price: \$540,000
Method: Sale
Date: 14/12/2023
Property Type: Strata Unit/Flat



1909/31 Abeckett St MELBOURNE 3000 (REI) Agent Comments



Price: \$515,000
Method: Private Sale
Date: 11/05/2024
Property Type: Apartment

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