

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

411/408 LA TROBE STREET MELBOURNE VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$409,999

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2022

to

31 Oct 2023

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

2509/560 LONSDALE STREET MELBOURNE VIC 3000	\$1,100,000	24-May-23
26 FRANKLIN PLACE WEST MELBOURNE VIC 3003	\$1,200,000	01-Aug-23
3408/560 LONSDALE STREET MELBOURNE VIC 3000	\$1,100,000	30-Aug-23

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: 19 November 2023

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**2509/560 LONSDALE STREET
MELBOURNE VIC 3000**

3 2 1

Sold Price **\$1,100,000** Sold Date **24-May-23**

Distance **0.35km**

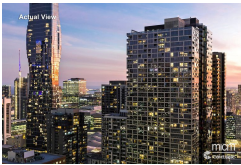


**26 FRANKLIN PLACE WEST
MELBOURNE VIC 3003**

3 2 1

Sold Price **\$1,200,000** Sold Date **01-Aug-23**

Distance **0.75km**



**3408/560 LONSDALE STREET
MELBOURNE VIC 3000**

3 2 1

Sold Price ^{RS} **\$1,100,000** ^{UN} Sold Date **30-Aug-23**

Distance **0.35km**

RS = Recent sale UN = Undisclosed Sale

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