

## 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

5710/228 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

or range  
between

\$440,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$412,375

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2023

to

30 Apr 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

2102/60 A'BECKETT STREET MELBOURNE VIC 3000	\$450,000	01-Apr-24
4601/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$465,000	24-Jan-24
2707/157 ABECKETT STREET MELBOURNE VIC 3000	\$460,000	14-Apr-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: 29 May 2024

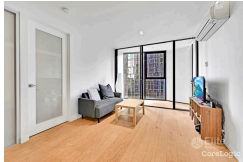


**2102/60 A'BECKETT STREET  
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$450,000** Sold Date **01-Apr-24**

Distance **0.12km**

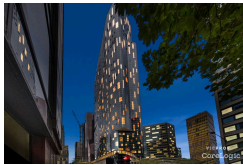


**4601/442-450 ELIZABETH STREET  
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$465,000** Sold Date **24-Jan-24**

Distance **0.13km**



**2707/157 ABECKETT STREET  
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$460,000** Sold Date **14-Apr-24**

Distance **0.28km**

RS = Recent sale

UN = Undisclosed Sale

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