

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

6303/228 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

\$700,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$413,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2023

to

30 Nov 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

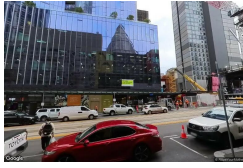
Date of sale

3717/228 LA TROBE STREET MELBOURNE VIC 3000	\$700,000	16-Oct-23
3516/228 LA TROBE STREET MELBOURNE VIC 3000	\$735,000	15-Feb-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: 06 December 2024

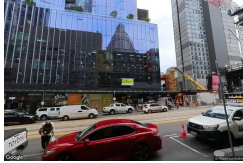


**3717/228 LA TROBE STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$700,000** Sold Date **16-Oct-23**

Distance **0km**



**3516/228 LA TROBE STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$735,000** Sold Date **15-Feb-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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