

## 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

1707/285 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

or range  
between

\$540,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$409,999

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2022

to

30 Sep 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

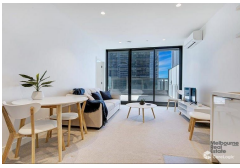
Date of sale

1102/285 LA TROBE STREET MELBOURNE VIC 3000	\$550,000	22-Jul-22
1104/285 LA TROBE STREET MELBOURNE VIC 3000	\$556,000	28-Mar-23
2903/285 LA TROBE STREET MELBOURNE VIC 3000	\$540,000	06-May-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: 31 October 2023



**1102/285 LA TROBE STREET  
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$550,000** Sold Date **22-Jul-22**

Distance **0km**



**1104/285 LA TROBE STREET  
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$556,000** Sold Date **28-Mar-23**

Distance **0km**



**2903/285 LA TROBE STREET  
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$540,000** Sold Date **06-May-23**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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