

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

141-149 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

\$435,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$448,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2019

to

30 Jun 2020

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

| | | |
|---|-----------|-----------|
| 1103/285 La Trobe Street Melbourne VIC 3000 | \$531,350 | 03-Apr-19 |
| 2816/135 Abeckett Street Melbourne VIC 3000 | \$460,000 | 21-Dec-19 |
| 1113/120 Abeckett Street Melbourne VIC 3000 | \$408,000 | 03-Nov-19 |

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: 01 July 2020



**1103/285 La Trobe Street
Melbourne VIC 3000**

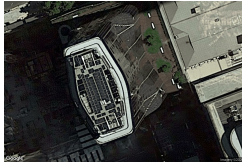
 1  1  -

Sold Price

\$531,350

Sold Date **03-Apr-19**

Distance **0.03km**



**2816/135 Abeckett Street
Melbourne VIC 3000**

 1  1  -

Sold Price

\$460,000

Sold Date **21-Dec-19**

Distance **0.1km**



**1113/120 Abeckett Street Melbourne
VIC 3000**

 1  1  -

Sold Price

\$408,000

Sold Date **03-Nov-19**

Distance **0.15km**

RS = Recent sale

UN = Undisclosed Sale

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