

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

8/408 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

\$350,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2020

to

30 Sep 2021

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

11/408 La Trobe Street Melbourne VIC 3000	\$350,000	01-Oct-21
201/28 Wills Street Melbourne VIC 3000	\$365,000	06-Sep-21
4603/442-450 Elizabeth Street Melbourne VIC 3000	\$365,000	05-Aug-21

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: 18 October 2021



11/408 La Trobe Street Melbourne VIC 3000

1 1 -

Sold Price

^{RS} **\$350,000**

Sold Date

01-Oct-21

Distance

-



201/28 Wills Street Melbourne VIC 3000

1 1 -

Sold Price

^{RS} **\$365,000**

Sold Date

06-Sep-21

Distance

0.04km



4603/442-450 Elizabeth Street Melbourne VIC 3000

1 1 -

Sold Price

\$365,000

Sold Date

05-Aug-21

Distance

0.42km

RS = Recent sale

UN = Undisclosed Sale

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