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

4407/228 Latrobe Street, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$395,000		&		\$425,000				
Median sale p	rice								
Median price	\$485,000	Pro	operty Type	Unit			Suburb	Melbourne	
Period - From	01/01/2024	to	31/12/2024		So	urce	REIV		

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	4810/228 La Trobe St MELBOURNE 3000	\$420,000	03/12/2024
2	4206/228 La Trobe St MELBOURNE 3000	\$423,000	15/11/2024
3	3309/285 La Trobe St MELBOURNE 3000	\$432,500	13/09/2024

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 six months.

This Statement of Information was prepared on:

17/02/2025 11:16





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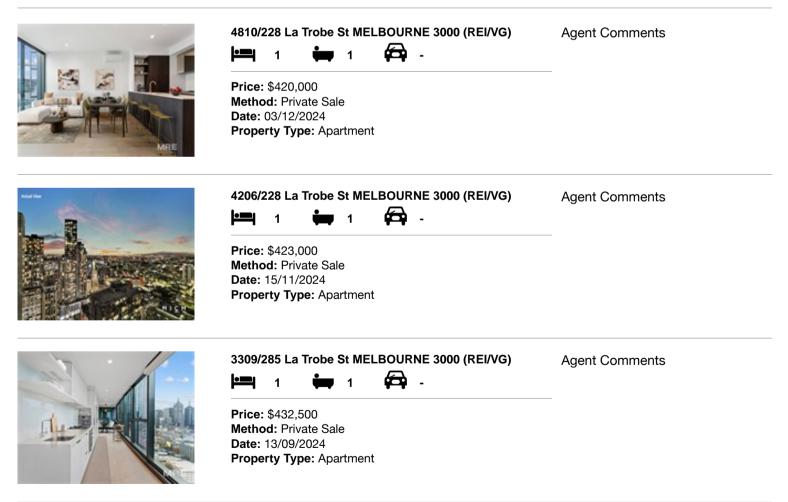




Property Type: Apartment Agent Comments

Indicative Selling Price \$395,000 - \$425,000 Median Unit Price Year ending December 2024: \$485,000

Comparable Properties



Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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