## 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	1303/228 Latrobe Street, Melbourne Vic 3000
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$530,000 & \$580,000	
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#### Median sale price

Median price	\$470,000	Pro	perty Type	Unit		Suburb	Melbourne
Period - From	01/10/2024	to	31/12/2024		Source	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.

#### Address of comparable property

Ad	dress of comparable property	Price	Date of sale
1	4613/228 La Trobe St MELBOURNE 3000	\$585,000	13/11/2024
2	5708/228 La Trobe St MELBOURNE 3000	\$585,000	14/10/2024
3	4008/228 La Trobe St MELBOURNE 3000	\$575,000	24/07/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	20/01/2025 12:56





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> Indicative Selling Price \$530,000 - \$580,000 Median Unit Price December quarter 2024: \$470,000



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Property Type: Apartment Agent Comments

# Comparable Properties



4613/228 La Trobe St MELBOURNE 3000 (REI)

2

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Price: \$585,000 Method: Private Sale Date: 13/11/2024

Property Type: Apartment

**Agent Comments** 



5708/228 La Trobe St MELBOURNE 3000 (REI)

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Agent Comments

**Agent Comments** 

Price: \$585,000 Method: Private Sale Date: 14/10/2024

Property Type: Apartment



4008/228 La Trobe St MELBOURNE 3000 (REI/VG)

2

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Price: \$575,000 Method: Private Sale Date: 24/07/2024

Property Type: Apartment





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

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