

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

2302/327 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

\$410,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2024

to

30 Apr 2025

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

801/315-321 LA TROBE STREET MELBOURNE VIC 3000	\$416,000	13-Dec-24
4112/500 ELIZABETH STREET MELBOURNE VIC 3000	\$410,000	18-Feb-25
1305/225 ELIZABETH STREET MELBOURNE VIC 3000	\$420,000	22-Jan-25

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: 13 May 2025



**801/315-321 LA TROBE STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price

\$416,000

Sold Date

13-Dec-24

Distance

0.02km



**4112/500 ELIZABETH STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price

^{RS} **\$410,000**

Sold Date

18-Feb-25

Distance

0.43km



**1305/225 ELIZABETH STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price

\$420,000

Sold Date

22-Jan-25

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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