

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 1007/318 Little Lonsdale Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$260,000 & \$286,000

Median sale price*

Median price \$280,000 Property Type Unit Suburb Melbourne

Period - From 03/10/2023 to 03/04/2024 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	Price	Date of sale
1	806/318 Little Lonsdale St MELBOURNE 3000	\$290,000	23/01/2024
2	2305/557 Little Lonsdale St MELBOURNE 3000	\$288,000	08/02/2024
3	1002/263 Franklin St MELBOURNE 3000	\$280,000	24/02/2024

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: 03/04/2024 09:36

* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 3 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.



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Property Type: Unit

Agent Comments

Indicative Selling Price

\$260,000 - \$286,000

Median Unit Price *

03/10/2023 - 03/04/2024: \$280,000

* Agent calculated median based on 3 sales

Comparable Properties



806/318 Little Lonsdale St MELBOURNE 3000 (REI) **Agent Comments**

1 1 -

Price: \$290,000

Method: Private Sale

Date: 23/01/2024

Property Type: Apartment



2305/557 Little Lonsdale St MELBOURNE 3000 (REI) **Agent Comments**

1 1 -

Price: \$288,000

Method: Private Sale

Date: 08/02/2024

Property Type: Apartment



1002/263 Franklin St MELBOURNE 3000 (REI) **Agent Comments**

1 1 -

Price: \$280,000

Method: Private Sale

Date: 24/02/2024

Property Type: Apartment

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