

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

110/441 LONSDALE 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

\$320,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2023

to

29 Feb 2024

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

411/17 SINGERS LANE MELBOURNE VIC 3000	\$350,000	29-May-23
471 LITTLE BOURKE STREET MELBOURNE VIC 3000	\$310,000	10-Nov-23
508/471 LITTLE BOURKE STREET MELBOURNE VIC 3000	\$345,000	05-May-23

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: 21 March 2024



411/17 SINGERS LANE MELBOURNE VIC 3000 Sold Price **\$350,000** Sold Date **29-May-23**

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Distance **0.34km**



471 LITTLE BOURKE STREET MELBOURNE VIC 3000 Sold Price **\$310,000** Sold Date **10-Nov-23**

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Distance **0.14km**



508/471 LITTLE BOURKE STREET MELBOURNE VIC 3000 Sold Price **\$345,000** Sold Date **05-May-23**

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Distance **0.14km**

RS = Recent sale UN = Undisclosed Sale

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