

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

1505/380 Little Lonsdale Street, Melbourne Vic 3000

Indicative selling price

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

Range between

\$385,000

 &

\$420,000

Median sale price

Median price

\$480,000

 Property Type

Unit

 Suburb

Melbourne

Period - From

01/07/2022

 to

30/06/2023

 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	910/283 City Rd SOUTHBANK 3006	\$454,000	06/06/2023
2	1504/33 Mackenzie St MELBOURNE 3000	\$430,000	31/05/2023
3	1507/380 Little Lonsdale St MELBOURNE 3000	\$430,000	28/04/2023

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:

25/08/2023 12:04



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$385,000 - \$420,000
Median Unit Price
Year ending June 2023: \$480,000

Comparable Properties



910/283 City Rd SOUTHBANK 3006 (REI/VG) **Agent Comments**

2 1 -

Price: \$454,000
Method: Private Sale
Date: 06/06/2023
Property Type: Apartment

1504/33 Mackenzie St MELBOURNE 3000 (VG) **Agent Comments**

2 - -

Price: \$430,000
Method: Sale
Date: 31/05/2023
Property Type: Flat/Unit/Apartment (Res)



1507/380 Little Lonsdale St MELBOURNE 3000 (VG) **Agent Comments**

2 - -

Price: \$430,000
Method: Sale
Date: 28/04/2023
Property Type: Flat/Unit/Apartment (Res)

Account - Lemon Baxter | P: 03 96997500