

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

2008/380-386 LITTLE 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

\$350,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,750

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2023

to

31 Mar 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

2912/350 WILLIAM STREET MELBOURNE VIC 3000	\$380,000	03-Feb-24
3502/350 WILLIAM STREET MELBOURNE VIC 3000	\$370,000	18-Mar-24
2813/135 A'BECKETT STREET MELBOURNE VIC 3000	\$361,000	27-Dec-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: 22 April 2024



**2912/350 WILLIAM STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$380,000** Sold Date **03-Feb-24**

Distance **0.17km**

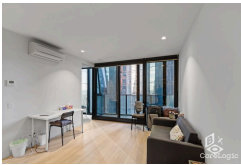


**3502/350 WILLIAM STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price ^{RS} **\$370,000** Sold Date **18-Mar-24**

Distance **0.17km**



**2813/135 A'BECKETT STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price ^{RS} **\$361,000** Sold Date **27-Dec-23**

Distance **0.28km**

RS = Recent sale

UN = Undisclosed Sale

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