

## 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

2301/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$520,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$409,999

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2022

to

31 Oct 2023

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

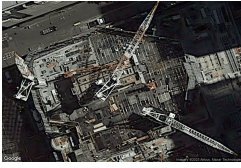
Date of sale

2204/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$540,300	24-May-23
1601/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$640,000	15-Jun-23
4802/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$706,000	16-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: 02 November 2023

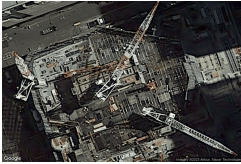


**2204/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000**

 2  1  -

Sold Price **\$540,300** Sold Date **24-May-23**

Distance **0km**

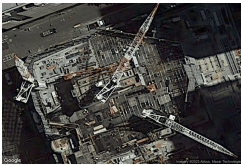


**1601/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000**

 2  1  -

Sold Price **\$640,000** Sold Date **15-Jun-23**

Distance **0km**



**4802/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000**

 2  1  -

Sold Price **\$706,000** Sold Date **16-May-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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