

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

5001B/639 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

\$570,000

&

\$627,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2023

to

31 May 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

3002/560 LONSDALE STREET MELBOURNE VIC 3000	\$612,000	29-Jan-24
1902/560 LONSDALE STREET MELBOURNE VIC 3000	\$600,000	23-Feb-24
319/422-428 COLLINS STREET MELBOURNE VIC 3000	\$570,000	28-Feb-24

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: 26 June 2024

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**3002/560 LONSDALE STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$612,000** Sold Date **29-Jan-24**

Distance **0.27km**



**1902/560 LONSDALE STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$600,000** Sold Date **23-Feb-24**

Distance **0.27km**



**319/422-428 COLLINS STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$570,000** Sold Date **28-Feb-24**

Distance **0.71km**

RS = Recent sale

UN = Undisclosed Sale

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