

# 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 502/380 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)

Range between \$320,000 & \$350,000

### Median sale price

Median price \$488,800 Property Type Unit Suburb Melbourne

Period - From 01/04/2023 to 31/03/2024 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	1012/7 Katherine PI MELBOURNE 3000	\$345,000	26/04/2024
2	427/33 Blackwood St NORTH MELBOURNE 3051	\$350,000	17/04/2024
3	709/555 Swanston St CARLTON 3053	\$335,000	26/03/2024

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: 02/05/2024 14:25



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$320,000 - \$350,000  
**Median Unit Price**  
Year ending March 2024: \$488,800

## Comparable Properties



**1012/7 Katherine PI MELBOURNE 3000 (REI)** Agent Comments



**Price:** \$345,000  
**Method:** Private Sale  
**Date:** 26/04/2024  
**Property Type:** Apartment



**427/33 Blackwood St NORTH MELBOURNE 3051 (REI)** Agent Comments



**Price:** \$350,000  
**Method:** Private Sale  
**Date:** 17/04/2024  
**Property Type:** Apartment



**709/555 Swanston St CARLTON 3053 (REI/VG)** Agent Comments



**Price:** \$335,000  
**Method:** Private Sale  
**Date:** 26/03/2024  
**Rooms:** 3  
**Property Type:** Apartment

**Account - Brady Residential** | P: 03 9603 1400 | F: 03 9602 2733