

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

505/318 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

\$400,000

&

\$440,000

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

4007/135 A'BECKETT STREET MELBOURNE VIC 3000	\$420,000	03-Nov-23
1204/250 ELIZABETH STREET MELBOURNE VIC 3000	\$440,000	13-Oct-23
3005/228 LA TROBE STREET MELBOURNE VIC 3000	\$420,000	17-Aug-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: 27 November 2023

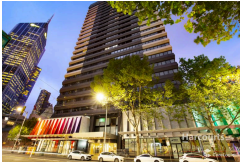


4007/135 A'BECKETT STREET MELBOURNE VIC 3000

1 1 -

Sold Price ^{RS} **\$420,000** ^{UN} Sold Date **03-Nov-23**

Distance **0.21km**



1204/250 ELIZABETH STREET MELBOURNE VIC 3000

1 1 -

Sold Price **\$440,000** Sold Date **13-Oct-23**

Distance **0.25km**



3005/228 LA TROBE STREET MELBOURNE VIC 3000

1 1 -

Sold Price ^{RS} **\$420,000** Sold Date **17-Aug-23**

Distance **0.28km**

RS = Recent sale

UN = Undisclosed Sale

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