

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

6808C/633 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

\$530,000

&

\$550,000

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

2301/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$531,000	06-Dec-23
812/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$550,000	12-Dec-23
5204/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$592,700	21-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 April 2024

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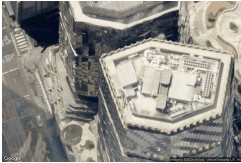


2301/639 LITTLE LONSDALE
STREET MELBOURNE VIC 3000

2 1 -

Sold Price \$531,000 Sold Date 06-Dec-23

Distance 0km



812/639 LITTLE LONSDALE
STREET MELBOURNE VIC 3000

1 - -

Sold Price \$550,000 Sold Date 12-Dec-23

Distance 0.01km



5204/639 LITTLE LONSDALE
STREET MELBOURNE VIC 3000

1 - -

Sold Price \$592,700 Sold Date 21-Feb-24

Distance 0.01km

RS = Recent sale

UN = Undisclosed Sale

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