

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 806/318 Little Lonsdale Street, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$320,000 & \$352,000

Median sale price

Median price \$485,000 Property Type Unit Suburb Melbourne

Period - From 01/04/2023 to 30/06/2023 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	1412/135 Abeckett St MELBOURNE 3000	\$350,000	23/06/2023
2	2303/250 City Rd SOUTHBANK 3006	\$340,000	12/08/2023
3	3003/639 Lonsdale St MELBOURNE 3000	\$330,000	10/09/2023

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: 19/09/2023 14:50



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$320,000 - \$352,000
Median Unit Price
June quarter 2023: \$485,000

Comparable Properties



1412/135 Abeckett St MELBOURNE 3000 (REI/VG)

Agent Comments

1 1 -

Price: \$350,000
Method: Private Sale
Date: 23/06/2023
Property Type: Apartment

2303/250 City Rd SOUTHBANK 3006 (REI)

Agent Comments

1 1 -

Price: \$340,000
Method: Private Sale
Date: 12/08/2023
Property Type: Apartment



3003/639 Lonsdale St MELBOURNE 3000 (REI) **Agent Comments**

1 1 -

Price: \$330,000
Method: Private Sale
Date: 10/09/2023
Property Type: Apartment

Account - Hodges | P: 03 9529 1100 | F: 03 9529 1400