

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

3211C/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

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2023

to

31 Aug 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

5303/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$573,300	04-Sep-23
1405/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$553,000	02-Oct-23
2704/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$440,000	07-Dec-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: 04 September 2024



5303/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000

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Sold Price **\$573,300** Sold Date **04-Sep-23**

Distance **0.07km**

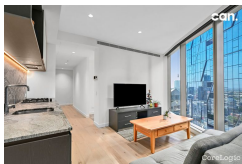


1405/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000

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Sold Price **\$553,000** Sold Date **02-Oct-23**

Distance **0.08km**

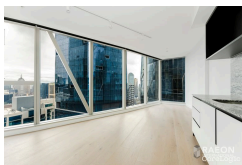


2704/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000

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Sold Price **\$440,000** Sold Date **07-Dec-23**

Distance **0.08km**



5004/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000

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Sold Price **\$510,000** Sold Date **04-Jun-24**

Distance **0.08km**

RS = Recent sale UN = Undisclosed Sale

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