

## 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

3307/371 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$595,000

&

\$639,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$412,375

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2023

to

30 Apr 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

11/114 HARDWARE STREET MELBOURNE VIC 3000	\$600,000	01-Feb-24
5807/370 QUEEN STREET MELBOURNE VIC 3000	\$603,000	26-Apr-24
19C/81 A'BECKETT STREET MELBOURNE VIC 3000	\$600,000	08-Mar-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: 14 May 2024



**11/114 HARDWARE STREET  
MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$600,000** Sold Date **01-Feb-24**

Distance **0.04km**



**5807/370 QUEEN STREET  
MELBOURNE VIC 3000**

 2  1  -

Sold Price **\$603,000** Sold Date **26-Apr-24**

Distance **0.25km**



**19C/81 A'BECKETT STREET  
MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$600,000** Sold Date **08-Mar-24**

Distance **0.28km**

RS = Recent sale

UN = Undisclosed Sale

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