

# 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

708/318 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)

Range between \$370,000 & \$390,000

### Median sale price

Median price \$480,000 Property Type Unit Suburb Melbourne

Period - From 01/10/2018 to 30/09/2019 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	54/30 Russell St MELBOURNE 3000	\$390,000	31/05/2019
2	615/233 Collins St MELBOURNE 3000	\$382,000	16/08/2019
3	3502/350 William St MELBOURNE 3000	\$371,500	20/05/2019

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:

11/11/2019 11:18

708/318 Little Lonsdale Street, Melbourne Vic 3000



1 bed 1 bath 0 car

**Property Type:** Apartment  
**Land Size:** 55 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$370,000 - \$390,000  
**Median Unit Price**  
Year ending September 2019: \$480,000

## Comparable Properties



**54/30 Russell St MELBOURNE 3000 (VG)**

**Agent Comments**

1 bed 1 bath 0 car

**Price:** \$390,000  
**Method:** Sale  
**Date:** 31/05/2019  
**Property Type:** Flat/Unit/Apartment (Res)



**615/233 Collins St MELBOURNE 3000 (VG)**

**Agent Comments**

1 bed 1 bath 0 car

**Price:** \$382,000  
**Method:** Sale  
**Date:** 16/08/2019  
**Property Type:** Strata Unit/Flat



**3502/350 William St MELBOURNE 3000 (REI/VG)**

**Agent Comments**

1 bed 1 bath 0 car

**Price:** \$371,500  
**Method:** Sold Before Auction  
**Date:** 20/05/2019  
**Rooms:** 3  
**Property Type:** Apartment

**Account** - hockingstuart | P: 03 9600 2192 | F: 03 9600 3962



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.