



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

803/160 Little Lonsdale Street, Melbourne, 3000

Indicative selling price

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

Single price

or range between

\$318,000.00

&

\$348,000.00

Median sale price

Median price

\$425,000.00

Property type

Unit/Apartment

Suburb

MELBOURNE

Period - From

Feb 2022

to

Jan 2023

Source

Corelogic

Comparable property sales

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
204/253 FRANKLIN STREET MELBOURNE VIC 3000	\$330,000.00	26/08/2022
1204/568-580 COLLINS STREET MELBOURNE VIC 3000	\$320,000.00	17/08/2022
81209/480-490 COLLINS STREET MELBOURNE VIC 3000	\$340,000.00	18/11/2022

This Statement of Information was prepared on:

Thursday 09th February 2023