

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

2811/639 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

\$430,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$429,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2021

to

30 Nov 2022

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

706/394-398 COLLINS STREET MELBOURNE VIC 3000	\$450,000	18-Aug-22
4201/371 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$456,320	15-Jun-22
102/3 SCOTT ALLEY MELBOURNE VIC 3000	\$456,000	26-Jul-22

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: 08 December 2022


**706/394-398 COLLINS STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price

\$450,000

Sold Date

18-Aug-22

Distance

0.8km
**4201/371 LITTLE LONSDALE
STREET MELBOURNE VIC 3000**

1 1 -

Sold Price

\$456,320

Sold Date

15-Jun-22

Distance

0.8km
**102/3 SCOTT ALLEY MELBOURNE
VIC 3000**

1 1 -

Sold Price

\$456,000

Sold Date

26-Jul-22

Distance

1.25km

RS = Recent sale

UN = Undisclosed Sale

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