

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

2308/380-386 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

\$335,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2022

to

31 Jan 2023

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

718/17 SINGERS LANE MELBOURNE VIC 3000	\$350,000	10-Nov-22
802/25 WILLS STREET MELBOURNE VIC 3000	\$340,000	07-Sep-22
1003/25 WILLS STREET MELBOURNE VIC 3000	\$345,000	03-Jan-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: 07 February 2023



718/17 SINGERS LANE MELBOURNE VIC 3000

Sold Price

\$350,000

Sold Date **10-Nov-22**

1 1 -

Distance **0.17km**



802/25 WILLS STREET MELBOURNE VIC 3000

Sold Price

\$340,000

Sold Date **07-Sep-22**

1 1 -

Distance **0.18km**



1003/25 WILLS STREET MELBOURNE VIC 3000

Sold Price

^{RS} **\$345,000**

Sold Date **03-Jan-23**

1 1 -

Distance **0.18km**

RS = Recent sale

UN = Undisclosed Sale

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