

## 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

3006/380-386 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

\$600,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2023

to

31 Aug 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

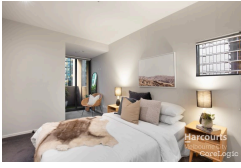
1607/28 WILLS STREET MELBOURNE VIC 3000	\$590,000	31-May-23
1407/28 WILLS STREET MELBOURNE VIC 3000	\$623,750	15-May-23

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: 16 September 2024

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**1607/28 WILLS STREET  
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$590,000** Sold Date **31-May-23**

Distance **0.17km**



**1407/28 WILLS STREET  
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$623,750** Sold Date **15-May-23**

Distance **0.17km**

RS = Recent sale      UN = Undisclosed Sale

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