

## 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

3610/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$680,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$409,999

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2022

to

31 Aug 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

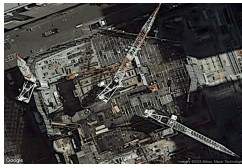
Date of sale

3109/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$630,000	01-May-21
5813/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$650,000	14-Jul-23
1813/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$736,250	13-Jun-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: 21 September 2023



## 3109/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000

2 2 -

Sold Price **\$630,000** Sold Date **01-May-21**

Distance **0km**



## 5813/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000

2 2 -

Sold Price **\$650,000** Sold Date **14-Jul-23**

Distance **0km**



## 1813/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000

2 2 -

Sold Price **\$736,250** Sold Date **13-Jun-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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