

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

1601/557-561 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

\$270,000

&

\$290,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2023

to

30 Jun 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

| | | |
|--|-----------|-----------|
| 1909/288 SPENCER STREET MELBOURNE VIC 3000 | \$270,000 | 09-Jul-24 |
| 1212/181 A'BECKETT STREET MELBOURNE VIC 3000 | \$300,000 | 05-Jul-24 |
| 1609/500 ELIZABETH STREET MELBOURNE VIC 3000 | \$300,000 | 23-Apr-24 |

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: 17 July 2024



**1909/288 SPENCER STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price ^{RS} **\$270,000** Sold Date **09-Jul-24**

Distance **0.3km**

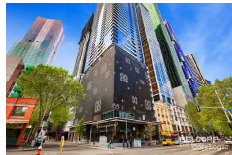


**1212/181 A'BECKETT STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price ^{RS} **\$300,000** Sold Date **05-Jul-24**

Distance **0.43km**



**1609/500 ELIZABETH STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$300,000** Sold Date **23-Apr-24**

Distance **0.81km**

RS = Recent sale **UN** = Undisclosed Sale

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