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

2305/557 Little Lonsdale Street, Melbourne Vic 3000

Indicative selling price

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Single price \$288,000

Median sale price

Median price	\$526,000	Property Type Unit		t	Suburb	Melbourne
Period - From	01/10/2023	to	31/12/2023	Sou	rce REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	806/318 Little Lonsdale St MELBOURNE 3000	\$290,000	23/01/2024
2	2101/181 Abeckett St MELBOURNE 3000	\$285,000	23/01/2024
3	1106/555 Flinders St MELBOURNE 3000	\$285,000	13/11/2023

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 six months.

This Statement of Information was prepared on:

30/01/2024 14:16



Dingle Partners





Property Type: Apartment Agent Comments Indicative Selling Price \$288,000 Median Unit Price December quarter 2023: \$526,000

Comparable Properties



806/318 Little Lonsdale St MELBOURNE 3000 Agent Comments (REI)



Price: \$290,000 Method: Private Sale Date: 23/01/2024 Property Type: Apartment



2101/181 Abeckett St MELBOURNE 3000 (REI) Agent Comments



Price: \$285,000 Method: Private Sale Date: 23/01/2024 Property Type: Apartment



1106/555 Flinders St MELBOURNE 3000 (REI/VG)

Agent Comments



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Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



property data

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