

# 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

1310/371 Little Lonsdale Street, Melbourne Vic 3000
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$620,000
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 & 

\$680,000
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### Median sale price

Median price 

\$480,000
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 Property Type 

Unit
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 Suburb 

Melbourne
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Period - From 

01/07/2022
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 to 

30/06/2023
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 Source 

REIV
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### 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.

	Address of comparable property	Price	Date of sale
1	5813/639 Little Lonsdale St MELBOURNE 3000	\$650,000	14/07/2023
2	3107/601 Little Lonsdale St MELBOURNE 3000	\$635,800	15/06/2023
3	5813/639 Little Lonsdale St MELBOURNE 3000	\$620,000	14/07/2023

**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: 

03/10/2023 11:08
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**Indicative Selling Price**

\$620,000 - \$680,000

**Median Unit Price**

Year ending June 2023: \$480,000



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**5813/639 Little Lonsdale St MELBOURNE 3000** Agent Comments  
(VG)



**Price:** \$650,000

**Method:** Sale

**Date:** 14/07/2023

**Property Type:** Flat/Unit/Apartment (Res)



**3107/601 Little Lonsdale St MELBOURNE 3000** Agent Comments  
(REI/VG)



**Price:** \$635,800

**Method:** Expression of Interest

**Date:** 15/06/2023

**Property Type:** Apartment



**5813/639 Little Lonsdale St MELBOURNE 3000** Agent Comments  
(REI)



**Price:** \$620,000

**Method:** Private Sale

**Date:** 14/07/2023

**Property Type:** Apartment

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