

## 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	707/160 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)

Single price \$350,000

#### Median sale price

Median price	\$410,000	House		Unit	X	Suburb	Melbourne
Period - From	01/01/2019	to	31/03/2019	Source	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.

	Address of comparable property	Price	Date of sale
1	1405/31 Abeckett St MELBOURNE 3000	\$380,000	13/05/2019
2	416/118 Franklin St MELBOURNE 3000	\$375,000	27/04/2019
3	66/20 Bank PI MELBOURNE 3000	\$355,000	21/05/2019

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.



2 1 0

**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$350,000  
**Median Unit Price**  
March quarter 2019: \$410,000

## Comparable Properties



**1405/31 Abeckett St MELBOURNE 3000 (REI)** **Agent Comments**

2 1 -

**Price:** \$380,000  
**Method:** Private Sale  
**Date:** 13/05/2019  
**Rooms:** 4  
**Property Type:** Apartment



**416/118 Franklin St MELBOURNE 3000 (VG)** **Agent Comments**

2 - -

**Price:** \$375,000  
**Method:** Sale  
**Date:** 27/04/2019  
**Rooms:** -  
**Property Type:** Strata Unit/Flat



**66/20 Bank PI MELBOURNE 3000 (VG)** **Agent Comments**

2 - -

**Price:** \$355,000  
**Method:** Sale  
**Date:** 21/05/2019  
**Rooms:** -  
**Property Type:** Strata Unit/Flat