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	1210/371 Little Lonsdale Street, Melbourne Vic 3000
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$570,000	&	\$625,000
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Median sale price

Median price	\$502,000	Pro	perty Type	Unit		Suburb	Melbourne
Period - From	01/10/2023	to	30/09/2024		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

Address of comparable property		Price	Date of sale
1	3302/371 Little Lonsdale St MELBOURNE 3000	\$550,000	02/11/2024
2	3316/160 Victoria St CARLTON 3053	\$580,000	31/10/2024
3	202/560 Lonsdale St MELBOURNE 3000	\$606,000	15/10/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	18/11/2024 17:02



McGrath

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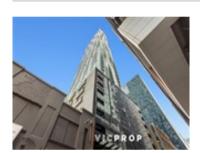
Indicative Selling Price \$570,000 - \$625,000 **Median Unit Price** Year ending September 2024: \$502,000





Agent Comments

Comparable Properties



3302/371 Little Lonsdale St MELBOURNE 3000 (REI)

2

Agent Comments

Price: \$550,000 Method: Private Sale Date: 02/11/2024

Property Type: Apartment



3316/160 Victoria St CARLTON 3053 (REI)

2



Agent Comments

Price: \$580,000 Method: Private Sale Date: 31/10/2024

Property Type: Apartment



202/560 Lonsdale St MELBOURNE 3000 (REI/VG)

Price: \$606,000 Method: Private Sale Date: 15/10/2024

Property Type: Apartment

Agent Comments

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



