## 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	2407/371 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 \$530,000	&	\$550,000
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### Median sale price

Median price	\$554,350	Pro	perty Type U	nit		Suburb	Melbourne
Period - From	03/02/2024	to	02/02/2025	So	urce	Property	v Data

## 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

Add	dress of comparable property	Price	Date of sale
1	3302/371 Little Lonsdale St MELBOURNE 3000	\$550,000	02/11/2024
2	5007/639 Little Lonsdale St MELBOURNE 3000	\$541,700	07/10/2024
3	2103/371 Little Lonsdale St MELBOURNE 3000	\$540,000	30/09/2024

#### 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:	03/02/2025 15:04









Property Type: Apartment **Agent Comments** 

**Indicative Selling Price** \$530,000 - \$550,000 **Median Unit Price** 03/02/2024 - 02/02/2025: \$554,350

# Comparable Properties



3302/371 Little Lonsdale St MELBOURNE 3000 (REI/VG) Agent Comments

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

Property Type: Apartment

5007/639 Little Lonsdale St MELBOURNE 3000 (VG)



**Agent Comments** 

Price: \$541,700 Method: Sale Date: 07/10/2024

Property Type: Flat/Unit/Apartment (Res)



2103/371 Little Lonsdale St MELBOURNE 3000 (REI/VG) Agent Comments



Price: \$540,000 Method: Private Sale

Date: 30/09/2024 Property Type: Apartment

Account - Barry Plant | P: 03 9803 0400





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