

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

1301/296-300 LITTLE LONSDALE STREET MELBOURNE VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$350,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2023

to

31 Aug 2024

Source

Corelogic

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 6 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

1104/315-321 LA TROBE STREET MELBOURNE VIC 3000	\$355,000	11-Jul-24
2303/315-321 LA TROBE STREET MELBOURNE VIC 3000	\$356,299	05-Sep-24
1309/135 A'BECKETT STREET MELBOURNE VIC 3000	\$375,000	12-Apr-24

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 6 months.

This Statement of Information was prepared on: 09 September 2024

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**1104/315-321 LA TROBE STREET
 MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$355,000** Sold Date **11-Jul-24**

Distance **0.08km**

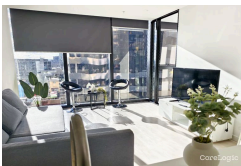


**2303/315-321 LA TROBE STREET
 MELBOURNE VIC 3000**

 1  1  1

Sold Price ^{RS} **\$356,299** Sold Date **05-Sep-24**

Distance **0.08km**



**1309/135 A'BECKETT STREET
 MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$375,000** Sold Date **12-Apr-24**

Distance **0.18km**

RS = Recent sale UN = Undisclosed Sale

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