

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

2511/639 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

\$500,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$427,500

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2022

to

30 Apr 2023

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

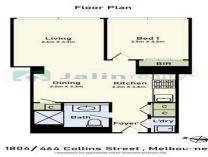
Date of sale

1804/464-466 COLLINS STREET MELBOURNE VIC 3000	\$500,000	22-Nov-22
2303/151 CITY ROAD SOUTHBANK VIC 3006	\$500,000	17-Mar-23
411/118 RUSSELL STREET MELBOURNE VIC 3000	\$500,000	15-Feb-23

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: 10 May 2023



1804/464-466 COLLINS STREET MELBOURNE VIC 3000

1 1 -

Sold Price

\$500,000

Sold Date **22-Nov-22**

Distance **0.64km**



2303/151 CITY ROAD SOUTHBANK VIC 3006

1 1 1

Sold Price

^{RS} **\$500,000**

Sold Date **17-Mar-23**

Distance **1.41km**



411/118 RUSSELL STREET MELBOURNE VIC 3000

1 1 -

Sold Price

\$500,000

Sold Date **15-Feb-23**

Distance **1.45km**

RS = Recent sale

UN = Undisclosed Sale

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