

# 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 2311/601 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)

Price Range \$570,000 & \$610,000

### Median sale price

Median price \$570,000 Property Type Unit Suburb Melbourne (3000)  
Period - From 01/07/2023 to 30/06/2024 Source Pricefinder

### Comparable property sales

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
1104/601 LITTLE LONSDALE STREET, MELBOURNE VIC 3000	\$620,000	28/05/2024
2303/618 LONSDALE STREET, MELBOURNE VIC 3000	\$601,000	07/09/2024
1008/601 LITTLE LONSDALE STREET, MELBOURNE VIC 3000	\$603,000	18/07/2024

This Statement of Information was prepared on: 16/09/2024