

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

2008/380-386 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

\$335,000

&

\$368,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,750

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2023

to

30 Apr 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

2204/28 WILLS STREET MELBOURNE VIC 3000	\$340,000	27-Jan-24
2007/5 SUTHERLAND STREET MELBOURNE VIC 3000	\$340,000	05-Dec-23
2813/135 A'BECKETT STREET MELBOURNE VIC 3000	\$361,000	27-Dec-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: 06 May 2024



**2204/28 WILLS STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$340,000** Sold Date **27-Jan-24**

Distance **0.17km**

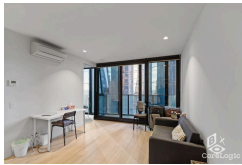


**2007/5 SUTHERLAND STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price Sold Date **05-Dec-23**

Distance **0.25km**



**2813/135 A'BECKETT STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price ^{RS} **\$361,000** Sold Date **27-Dec-23**

Distance **0.28km**

RS = Recent sale

UN = Undisclosed Sale

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