

## 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

2303/601 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$400,000

&

\$430,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2023

to

30 Sep 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

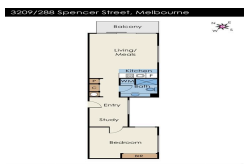
3209/288 SPENCER STREET MELBOURNE VIC 3000	\$415,000	18-Apr-24
110/668 BOURKE STREET MELBOURNE VIC 3000	\$400,000	18-Apr-24
199 WILLIAM STREET MELBOURNE VIC 3000	\$430,000	30-Apr-24

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: 03 October 2024

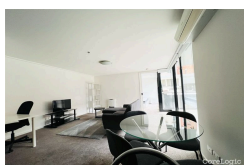
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**3209/288 SPENCER STREET  
 MELBOURNE VIC 3000**

 1  1  1

Sold Price **\$415,000** Sold Date **18-Apr-24**  
 Distance **0.17km**



**110/668 BOURKE STREET  
 MELBOURNE VIC 3000**

 1  1  1

Sold Price **\$400,000** Sold Date **18-Apr-24**  
 Distance **0.27km**



**199 WILLIAM STREET MELBOURNE  
 VIC 3000**

 1  1  1

Sold Price <sup>RS</sup> **\$430,000** <sup>UN</sup> Sold Date **30-Apr-24**  
 Distance **0.31km**

RS = Recent sale      UN = Undisclosed Sale

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