

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

71/538 Little Lonsdale Street, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$550,000 & \$570,000

Median sale price

Median price \$530,000 Property Type Unit Suburb Melbourne

Period - From 01/10/2022 to 31/12/2022 Source REIV

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 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
1	4407/601 Little Lonsdale St MELBOURNE 3000	\$607,000	24/12/2022
2	2408/601 Little Lonsdale St MELBOURNE 3000	\$588,000	30/10/2022
3	3703/639 Little Lonsdale St MELBOURNE 3000	\$521,800	05/09/2022

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 six months.~~

This Statement of Information was prepared on:

31/01/2023 15:36



2
 1
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$550,000 - \$570,000

Median Unit Price

December quarter 2022: \$530,000

Comparable Properties



4407/601 Little Lonsdale St MELBOURNE 3000 **Agent Comments**
(REI)

2
 1
 1

Price: \$607,000

Method: Private Sale

Date: 24/12/2022

Property Type: Apartment



2408/601 Little Lonsdale St MELBOURNE 3000 **Agent Comments**
(REI/VG)

2
 2
 1

Price: \$588,000

Method: Private Sale

Date: 30/10/2022

Property Type: Apartment

3703/639 Little Lonsdale St MELBOURNE 3000 **Agent Comments**
(VG)

2
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Price: \$521,800

Method: Sale

Date: 05/09/2022

Property Type: Flat/Unit/Apartment (Res)