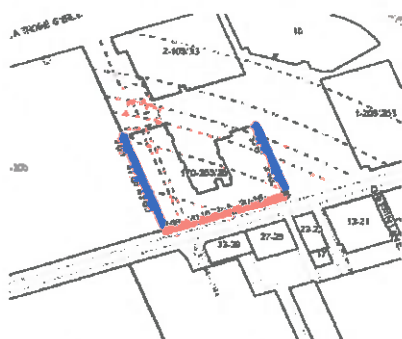




3 1 1

Rooms:
Property Type:
Land Size: 109 sqm approx
Agent Comments

Indicative Selling Price
\$685,000 - \$750,000
Median Unit Price
Year ending June 2018: \$520,000

Comparable Properties

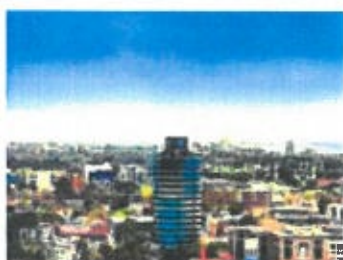


18/33 Jeffcott St WEST MELBOURNE 3003 (REI)

Agent Comments

3 1 1

Price: \$750,000
Method: Sold Before Auction
Date: 23/04/2018
Rooms: 4
Property Type: Apartment
Land Size: 110 sqm approx



2108/163 City Rd SOUTHBANK 3006 (REI)

Agent Comments

3 2 1

Price: \$700,000
Method: Private Sale
Date: 14/05/2018
Rooms: 4
Property Type: Apartment



258/22 Kavanagh St SOUTHBANK 3006 (REI)

Agent Comments

3 2 1

Price: \$686,000
Method: Auction Sale
Date: 23/06/2018
Rooms: 4
Property Type: Apartment
Land Size: 104 sqm approx

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

180/28 Little Lonsdale Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$685,000

&

\$750,000

Median sale price

Median price \$520,000

House

Unit

X

Suburb Melbourne

Period - From 01/07/2017

to 30/06/2018

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	18/33 Jeffcott St WEST MELBOURNE 3003	\$750,000	23/04/2018
2	2108/163 City Rd SOUTHBANK 3006	\$700,000	14/05/2018
3	258/22 Kavanagh St SOUTHBANK 3006	\$686,000	23/06/2018

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.~~