

# 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 908/318 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

\$430,000

&

\$470,000

### Median sale price

Median price

\$420,000

Property Type

Apartment

Suburb

Melbourne (3000)

Period - From

01/09/2023

to

31/08/2024

Source

Corelogic

### Comparable property sales

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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
1412/22-24 JANE BELL LANE, MELBOURNE VIC 3000	\$440,000	08/03/2024
808/318 LITTLE LONSDALE STREET, MELBOURNE VIC 3000	\$480,000	11/03/2024
1907/668 BOURKE STREET, MELBOURNE VIC 3000	\$462,500	24/07/2024

This Statement of Information was prepared on: 12/09/2024