

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

171/538 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

\$480,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$432,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2020

to

30 Sep 2021

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

124/538 Little Lonsdale Street Melbourne VIC 3000	\$520,000	22-Jan-21
82/538 Little Lonsdale Street Melbourne VIC 3000	\$540,000	09-Mar-21
96/538 Little Lonsdale Street Melbourne VIC 3000	\$512,000	23-Jun-21

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: 12 October 2021

	124/538 Little Lonsdale Street Melbourne VIC 3000	Sold Price	\$520,000	Sold Date	22-Jan-21
2 1 1	Distance	-			
	82/538 Little Lonsdale Street Melbourne VIC 3000	Sold Price	\$540,000	Sold Date	09-Mar-21
2 1 1	Distance	-			
	96/538 Little Lonsdale Street Melbourne VIC 3000	Sold Price	\$512,000	Sold Date	23-Jun-21
2 1 1	Distance	-			

RS = Recent sale UN = Undisclosed Sale

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