

mfava@melbournerealestate.com.au

98292937 0419167934

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

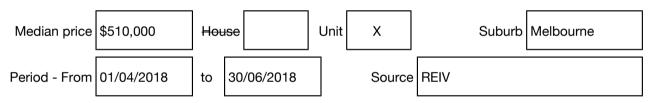
5 1910/601 Little Lonsdale Street, Melbourne Vic 3000

Indicative selling price

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

| Range between | \$435,000 | & | \$455,000 | |
|---------------|-----------|---|-----------|--|
| | | | | |

Median sale price



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 | 1407/668 Bourke St MELBOURNE 3000 | \$455,000 | 08/09/2018 |
| 2 | 2409/601 Little Lonsdale St MELBOURNE 3000 | \$440,000 | 13/06/2018 |
| 3 | 3612/22-24 Jane Bell La MELBOURNE 3000 | \$425,000 | 04/08/2018 |

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.

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951

Generated: 19/09/2018 11:08

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Indicative Selling Price \$435,000 - \$455,000

June quarter 2018: \$510,000

Median Unit Price

mfava@melbournerealestate.com.au

98292937 0419167934





Rooms: Property Type: Strata Unit/Flat Land Size: 65 sqm approx

Agent Comments

Massive 1 bedroom with study, internal 61 sqm plus 4 sqm balcony.

Comparable Properties



1407/668 Bourke St MELBOURNE 3000 (REI) Agent Comments



Price: \$455,000 Method: Auction Sale Date: 08/09/2018 Rooms: 2 Property Type: Apartment Land Size: 56 sqm approx

2409/601 Little Lonsdale St MELBOURNE 3000 Agent Comments (VG)



Price: \$440,000 Method: Sale Date: 13/06/2018 Rooms: -Property Type: Flat/Unit/Apartment (Res)



3612/22-24 Jane Bell La MELBOURNE 3000 Agent Comments (REI)



Price: \$425,000 Method: Private Sale Date: 04/08/2018 Rooms: -Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951

propertydata

Generated: 19/09/2018 11:08

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

