

## 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

1910/601 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)

Range between \$435,000

&

\$455,000

**Median sale price**

Median price \$510,000

House

Unit

X

Suburb

Melbourne

Period - From 01/04/2018

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	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.



1 1 0

**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.

**Indicative Selling Price**

\$435,000 - \$455,000

**Median Unit Price**

June quarter 2018: \$510,000

## Comparable Properties



**1407/668 Bourke St MELBOURNE 3000 (REI)**

**Agent Comments**

1 1 1

**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 (VG)**

**Agent Comments**

1 - -

**Price:** \$440,000

**Method:** Sale

**Date:** 13/06/2018

**Rooms:** -

**Property Type:** Flat/Unit/Apartment (Res)



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

**Agent Comments**

1 1 1

**Price:** \$425,000

**Method:** Private Sale

**Date:** 04/08/2018

**Rooms:** -

**Property Type:** Apartment