

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

1405/557-561 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

\$275,000

&

\$300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2023

to

31 Jul 2024

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

1801/557-561 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$283,000	19-Apr-24
2305/557-561 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$288,000	08-Feb-24

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: 23 August 2024



1801/557-561 LITTLE LONSDALE STREET MELBOURNE VIC 3000

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Sold Price **\$283,000** Sold Date **19-Apr-24**

Distance **0km**



2305/557-561 LITTLE LONSDALE STREET MELBOURNE VIC 3000

 1
  1
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Sold Price **\$288,000** Sold Date **08-Feb-24**

Distance **0.01km**

RS = Recent sale UN = Undisclosed Sale

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