

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

225/28 Little Lonsdale Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$900,000

&

\$950,000

Median sale price

Median price \$497,500

Property Type Unit

Suburb Melbourne

Period - From 01/01/2019

to 31/12/2019

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	901/265 Exhibition St MELBOURNE 3000	\$950,000	13/09/2019
2	13/300 King St MELBOURNE 3000	\$925,000	19/10/2019
3	6/535 Flinders La MELBOURNE 3000	\$900,000	20/09/2019

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.~~

This Statement of Information was prepared on:

06/03/2020 13:53

225/28 Little Lonsdale Street, Melbourne Vic 3000



3 2 1

Property Type: Strata Unit/Flat

Land Size: 110 sqm approx

Agent Comments

Storage cage. 110m2 approx internal.

Indicative Selling Price

\$900,000 - \$950,000

Median Unit Price

Year ending December 2019: \$497,500

Comparable Properties



901/265 Exhibition St MELBOURNE 3000 (VG)

Agent Comments

3 - -

3 bed 2 bath 1 car

Price: \$950,000

Method: Sale

Date: 13/09/2019

Property Type: Strata Unit/Flat



13/300 King St MELBOURNE 3000 (REI/VG)

Agent Comments

3 2 2

Price: \$925,000

Method: Auction Sale

Date: 19/10/2019

Property Type: Apartment



6/535 Flinders La MELBOURNE 3000 (REI/VG)

Agent Comments

3 2 2

Price: \$900,000

Method: Private Sale

Date: 20/09/2019

Rooms: 5

Property Type: Apartment

Account - Belle Property Melbourne | P: 03 9600 2192 | F: 03 9600 3962



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.