



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

509/318 Little Lonsdale Street, Melbourne, 3000

Indicative selling price

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

Single price

or range between

\$335,000.00

&

\$355,000.00

Median sale price

Median price

\$490,000.00

Property type

Unit/Apartment

Suburb

MELBOURNE

Period - From

Jul 2022

to

Sep 2022

Source

REIV

Comparable property sales

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
2205/135 Abeckett St MELBOURNE 3000	\$350,000.00	23/08/2022
3606/442 Elizabeth St MELBOURNE 3000	\$350,000.00	21/07/2022
202/120 ABeckett St MELBOURNE 3000	\$335,000.00	26/09/2022

This Statement of Information was prepared on:

Wednesday 07th December 2022