

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

1911/601 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

\$560,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2023

to

31 Jan 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

2508/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$602,490	26-Oct-23
3806/38 ROSE LANE MELBOURNE VIC 3000	\$620,000	30-Oct-23
1610/639 LONSDALE STREET MELBOURNE VIC 3000	\$590,000	13-Oct-23

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: 22 February 2024



2508/601 LITTONDALE STREET MELBOURNE VIC 3000

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Sold Price **\$602,490** Sold Date **26-Oct-23**

Distance **0.02km**



3806/38 ROSE LANE MELBOURNE VIC 3000

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Sold Price **\$620,000** Sold Date **30-Oct-23**

Distance **0.1km**



1610/639 LITTONDALE STREET MELBOURNE VIC 3000

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Sold Price **\$590,000** Sold Date **13-Oct-23**

Distance **0.17km**

RS = Recent sale

UN = Undisclosed Sale

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