



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

1512/601 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

\$390,000.00

&

\$410,000.00

Median sale price

Median price

\$490,000.00

Property type

Unit/Apartment

Suburb

MELBOURNE

Period - From

Jan 2024

to

Mar 2024

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

1740/474 Flinders St MELBOURNE 3000	\$410,000.00	14/02/2024
501/393 Spencer St WEST MELBOURNE 3003	\$402,000.00	13/03/2024
1211/105 Batman St WEST MELBOURNE 3003	\$395,000.00	12/04/2024

This Statement of Information was prepared on: Monday 29th July 2024