

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	1102/380 Little Lonsdale Street Melbourne, 3000
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Indicative selling price

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

Range between	\$440,000 & \$460,000
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Median sale price

Median price	\$560,000	Property Type	APARTMENT	Suburb	MELBOURNE
Period - From	01-May-2021	to	30-Apr-2022	Source	Realestate.com.au

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
1	2709/8 SUTHERLAND STREET MELBOURNE VIC 3000	\$478,000	29-Mar-2022
2	1016/199 WILLIAM STREET MELBOURNE VIC 3000	\$450,000	25-Mar-2022
3	719/228 A'BECKETT STREET MELBOURNE VIC 3000	\$450,000	07-Feb-2022

This statement of information was prepared on 16-Mar-2023 at 11:20:22 AM EST