

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

2008/557-561 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

\$260,000

&

\$280,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$417,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2022

to

31 Jul 2023

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

1306/557-561 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$295,000	08-Mar-23
2303/557-561 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$280,000	19-Apr-23
602/585 LA TROBE STREET MELBOURNE VIC 3000	\$265,000	14-Jun-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: 03 August 2023



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1306/557-561 LITTLE LONSDALE STREET MELBOURNE VIC 3000

1 1 -

Sold Price **\$295,000** Sold Date **08-Mar-23**

Distance **0km**



2303/557-561 LITTLE LONSDALE STREET MELBOURNE VIC 3000

1 1 -

Sold Price **\$280,000** Sold Date **19-Apr-23**

Distance **0km**



602/585 LA TROBE STREET MELBOURNE VIC 3000

1 1 -

Sold Price ^{RS} **\$265,000** Sold Date **14-Jun-23**

Distance **0.3km**

RS = Recent sale

UN = Undisclosed Sale

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