

## 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

1104/380-386 LITTLE LONSDALE STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$349,000

&

\$379,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2023

to

30 Jun 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

15/394-396 LA TROBE STREET MELBOURNE VIC 3000	\$370,000	16-Apr-24
1705/280 SPENCER STREET MELBOURNE VIC 3000	\$366,000	22-Feb-24
1909/220 SPENCER STREET MELBOURNE VIC 3000	\$360,000	07-May-24

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: 02 July 2024



**15/394-396 LA TROBE STREET  
MELBOURNE VIC 3000**

 1  1  1

Sold Price **\$370,000** Sold Date **16-Apr-24**

Distance **0.16km**



**1705/280 SPENCER STREET  
MELBOURNE VIC 3000**

 1  1  1

Sold Price **\$366,000** Sold Date **22-Feb-24**

Distance **0.56km**



**1909/220 SPENCER STREET  
MELBOURNE VIC 3000**

 1  1  1

Sold Price **\$360,000** Sold Date **07-May-24**

Distance **0.59km**

RS = Recent sale      UN = Undisclosed Sale

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