

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 102/557 Little Lonsdale Street, Melbourne, VIC 3000

Indicative selling price

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

Price Range \$335,000 & \$360,000

Median sale price

Median price \$533,000 Property Type Apartment Suburb Melbourne (3000)
Period - From 01/04/2023 to 30/09/2023 Source Pricefinder

Comparable property sales

A 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
508/5 SUTHERLAND STREET, MELBOURNE VIC 3000	\$369,000	23/09/2023
829/118 FRANKLIN STREET, MELBOURNE VIC 3000	\$365,000	07/11/2023
104/160 LITTLE LONSDALE STREET, MELBOURNE VIC 3000	\$350,000	20/11/2023

This Statement of Information was prepared on: 29/11/2023