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	306/557 Little Lonsdale Street, Melbourne Vic 3000

Indicative selling price

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

Single price $358,000

Median sale price

Median price $526,000 Property Type Unit Suburb Melbourne

Period - From 01/10/2023 to 31/12/2023 Source REIV

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 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	1305/568 Collins St MELBOURNE 3000	$365,000	22/01/2024
2	1105/31 Abeckett St MELBOURNE 3000	$350,000	05/12/2023
3	1703/8 Downie St MELBOURNE 3000	$350,000	13/11/2023

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 six months.~~

This Statement of Information was prepared on: 21/03/2024 17:38

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Property Type: Apartment

Agent Comments

Indicative Selling Price
$358,000
Median Unit Price
December quarter 2023: $526,000

Comparable Properties

1305/568 Collins St MELBOURNE 3000 (REI/VG)

2 1 -

Price: $365,000
Method: Private Sale
Date: 22/01/2024
Property Type: Apartment

Agent Comments

1105/31 Abeckett St MELBOURNE 3000 (REI/VG)

2 1 -

Price: $350,000
Method: Private Sale
Date: 05/12/2023
Property Type: Apartment
Land Size: 45 sqm approx

Agent Comments

1703/8 Downie St MELBOURNE 3000 (REI/VG)

2 1 -

Price: $350,000
Method: Private Sale
Date: 13/11/2023
Property Type: Apartment

Agent Comments