

# 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 216/538 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)

Price Range

\$510,000

&

\$550,000

### Median sale price

Median price

\$409,999

Property Type

Apartment

Suburb

Melbourne (3000)

Period - From

01/09/2022

to

31/08/2023

Source

Corelogic

### 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
156/538 LITTLE LONSDALE STREET, MELBOURNE VIC 3000	\$540,000	09/05/2023
197/538 LITTLE LONSDALE STREET, MELBOURNE VIC 3000	\$510,000	31/03/2023
1705/200 SPENCER STREET, MELBOURNE VIC 3000	\$530,000	04/07/2023

This Statement of Information was prepared on: 21/09/2023