

## 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

2704/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000

### Indicative selling price

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

Single Price

or range  
between

\$430,000

&

\$470,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$409,999

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2022

to

30 Sep 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

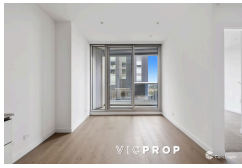
Date of sale

2511/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$450,000	20-Aug-23
1202/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$445,000	12-May-23
1404/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$535,500	29-May-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: 30 October 2023



**2511/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000**

1 1 -

Sold Price **\$450,000** Sold Date **20-Aug-23**

Distance **0km**

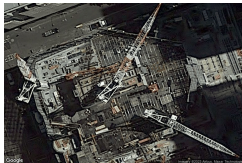


**1202/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000**

1 1 -

Sold Price **\$445,000** Sold Date **12-May-23**

Distance **0km**



**1404/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000**

1 1 -

Sold Price **\$535,500** Sold Date **29-May-23**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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