

Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

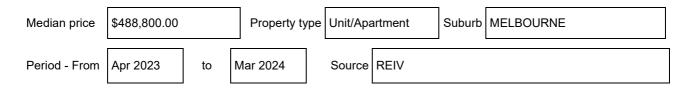
Address Including suburb and postcode 3302/601 Little Lonsdale Street, Melbourne, 3000

Indicative selling price

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

Single price		or range between	\$425,000.00	&	\$465,000.00
--------------	--	------------------	--------------	---	--------------

Median sale price



Comparable property sales

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
4003/1 Balston St SOUTHBANK 3006	\$440,088.00	22/11/2023
819/152 Sturt St SOUTHBANK 3006	\$440,000.00	7/01/2024
1805/301 King St MELBOURNE 3000	\$435,000.00	9/03/2024

This Statement of Information was prepared on: Wednesday 17th April 2024

