

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

1403/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000

Indicative selling price

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

Single Price

or range
between

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2023

to

31 May 2024

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

3209/288 SPENCER STREET MELBOURNE VIC 3000	\$415,000	18-Apr-24
2906/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$440,000	10-Apr-24
3310/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$435,800	22-Feb-24

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: 20 June 2024



**3209/288 SPENCER STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price **\$415,000** Sold Date **18-Apr-24**

Distance **0.08km**



**2906/601 LITTLE LONSDALE
STREET MELBOURNE VIC 3000**

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Sold Price **\$440,000** Sold Date **10-Apr-24**

Distance **0.13km**



**3310/601 LITTLE LONSDALE
STREET MELBOURNE VIC 3000**

1 1 -

Sold Price **\$435,800** Sold Date **22-Feb-24**

Distance **0.13km**

RS = Recent sale

UN = Undisclosed Sale

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