

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

201/538 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

\$520,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$423,000

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2021

to

30 Apr 2022

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

1-19 ROSE LANE MELBOURNE VIC 3000	\$514,999	05-Apr-22
2801/200 SPENCER STREET MELBOURNE VIC 3000	\$605,000	18-Feb-22
401/668 BOURKE STREET MELBOURNE VIC 3000	\$539,999	15-Feb-22

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: 27 May 2022

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1-19 ROSE LANE MELBOURNE VIC 3000

Sold Price **\$514,999** Sold Date **05-Apr-22**

2 1 1

Distance **0.23km**



2801/200 SPENCER STREET MELBOURNE VIC 3000

Sold Price **\$605,000** Sold Date **18-Feb-22**

2 1 1

Distance **0.3km**



401/668 BOURKE STREET MELBOURNE VIC 3000

Sold Price **\$539,999** Sold Date **15-Feb-22**

2 1 1

Distance **0.31km**

RS = Recent sale UN = Undisclosed Sale

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