

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

601/380 Little Lonsdale Street, Melbourne Vic 3000

Indicative selling price

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

Single price

\$415,000

Median sale price

Median price

\$580,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/07/2020

to

30/09/2020

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

- A*** These are the three properties sold within five kilometres of the property for sale in the last 18 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	97/172 William St MELBOURNE 3000	\$408,000	17/11/2020
2	703/6 Leicester St CARLTON 3053	\$398,888	23/12/2020
3	708/318 Little Lonsdale St MELBOURNE 3000	\$389,100	28/11/2019

OR

- ~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

08/01/2021 09:52



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$415,000

Median Unit Price
September quarter 2020: \$580,000

Comparable Properties



97/172 William St MELBOURNE 3000 (REI/VG) **Agent Comments**

2 1 -

Price: \$408,000
Method: Private Sale
Date: 17/11/2020
Property Type: Apartment

703/6 Leicester St CARLTON 3053 (REI)

Agent Comments

2 1 -

Price: \$398,888
Method: Private Sale
Date: 23/12/2020
Property Type: Apartment



708/318 Little Lonsdale St MELBOURNE 3000 (VG) **Agent Comments**

2 - -

Price: \$389,100
Method: Sale
Date: 28/11/2019
Property Type: Strata Unit/Flat