

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

1305/380 Little Lonsdale Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$430,000 & \$450,000

Median sale price

Median price \$1,062,500 Property Type House Suburb Melbourne

Period - From 30/10/2022 to 29/10/2023 Source REIV

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 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
1	1207/380 Little Lonsdale St MELBOURNE 3000	\$438,750	16/10/2023
2	1505/380 Little Lonsdale St MELBOURNE 3000	\$420,000	23/09/2023
3			

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 six months.~~

This Statement of Information was prepared on: 30/10/2023 12:32

1305/380 Little Lonsdale Street, Melbourne Vic 3000

VICPROP

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2 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$430,000 - \$450,000

Median House Price

30/10/2022 - 29/10/2023: \$1,062,500

Comparable Properties



1207/380 Little Lonsdale St MELBOURNE 3000 Agent Comments
(REI)

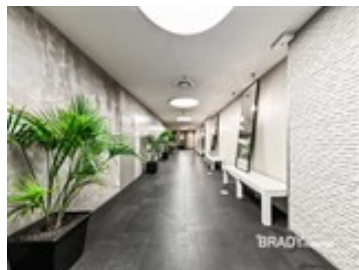
2 1 -

Price: \$438,750

Method: Private Sale

Date: 16/10/2023

Property Type: Apartment



1505/380 Little Lonsdale St MELBOURNE 3000 Agent Comments
(REI)

2 1 -

Price: \$420,000

Method: Auction Sale

Date: 23/09/2023

Property Type: Apartment

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 six months.

Account - VICPROP



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