

## 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

1005/557-561 LITTLE LONSDALE STREET MELBOURNE VIC 3000

### Indicative selling price

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

Single Price

\$288,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2023

to

30 Jun 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

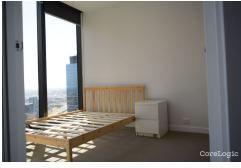
Date of sale

4407/639 LONSDALE STREET MELBOURNE VIC 3000	\$330,000	08-Jun-24
2008/380-386 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$320,000	07-Jun-24
3105/327 LA TROBE STREET MELBOURNE VIC 3000	\$333,000	03-Jun-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: 08 July 2024



**4407/639 LONSDALE STREET  
MELBOURNE VIC 3000**

 1  1  -

Sold Price <sup>RS</sup> **\$330,000** <sup>UN</sup> Sold Date **08-Jun-24**

Distance **0.28km**



**2008/380-386 LITTLE LONSDALE  
STREET MELBOURNE VIC 3000**

 1  1  -

Sold Price <sup>RS</sup> **\$320,000** Sold Date **07-Jun-24**

Distance **0.27km**



**3105/327 LA TROBE STREET  
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$333,000** Sold Date **03-Jun-24**

Distance **0.46km**

RS = Recent sale      UN = Undisclosed Sale

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