

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	1601/380 Little Lonsdale Street, Melbourne Vic 3000
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Indicative selling price

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

Single price \$510,000

Median sale price

Median price	\$530,000	House		Unit	X	Suburb	Melbourne
Period - From	01/01/2018	to	31/03/2018	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	4505/639 Lonsdale St MELBOURNE 3000	\$540,000	16/04/2018
2	1406/250 Elizabeth St MELBOURNE 3000	\$515,000	24/02/2018
3	1302/135 Abeckett St MELBOURNE 3000	\$505,000	30/03/2018

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.

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Indicative Selling Price

\$510,000

Median Unit Price

March quarter 2018: \$530,000



Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties

4505/639 Lonsdale St MELBOURNE 3000 (REI) **Agent Comments**



Price: \$540,000

Method: Private Sale

Date: 16/04/2018

Rooms: -

Property Type: Apartment



1406/250 Elizabeth St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$515,000

Method: Auction Sale

Date: 24/02/2018

Rooms: 3

Property Type: Apartment



1302/135 Abeckett St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$505,000

Method: Private Sale

Date: 30/03/2018

Rooms: 3

Property Type: Apartment