

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

5809/639 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

or range
between

\$830,000

&

\$870,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$413,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2023

to

31 Oct 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

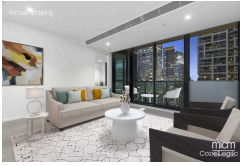
Date of sale

3001/618 LONSDALE STREET MELBOURNE VIC 3000	\$830,000	06-Aug-24
3707/100 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$860,000	24-Jun-24
1703/100 LORIMER STREET DOCKLANDS VIC 3008	\$847,500	18-Jul-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: 21 November 2024



**3001/618 LONSDALE STREET
MELBOURNE VIC 3000**

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Sold Price **\$830,000** Sold Date **06-Aug-24**

Distance **0.13km**



**3707/100 HARBOUR ESPLANADE
DOCKLANDS VIC 3008**

2 2 -

Sold Price **\$860,000** Sold Date **24-Jun-24**

Distance **0.66km**



**1703/100 LORIMER STREET
DOCKLANDS VIC 3008**

2 2 -

Sold Price **\$847,500** Sold Date **18-Jul-24**

Distance **1.37km**

RS = Recent sale UN = Undisclosed Sale

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