

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

302/160 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

\$170,000

&

\$199,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

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

402/11-17 COHEN PLACE MELBOURNE VIC 3000	\$220,000	19-Jul-24
909/39 LONSDALE STREET MELBOURNE VIC 3000	\$180,808	16-Aug-24
1034/43 THERRY STREET MELBOURNE VIC 3000	\$175,000	11-May-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: 04 November 2024



**402/11-17 COHEN PLACE
 MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$220,000** Sold Date **19-Jul-24**

Distance **0.23km**



**909/39 LONSDALE STREET
 MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$180,808** Sold Date **16-Aug-24**

Distance **0.35km**



**1034/43 THERRY STREET
 MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$175,000** Sold Date **11-May-24**

Distance **0.61km**

RS = Recent sale UN = Undisclosed Sale

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