

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

303/557-561 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

\$310,000

&

\$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2023

to

31 Aug 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

306/557-561 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$320,000	11-Apr-24
102/557-561 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$340,000	12-Jan-24
207/557-561 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$327,000	03-Dec-23

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: 06 September 2024



306/557-561 LITTLE LONSDALE STREET MELBOURNE VIC 3000

2 1 -

Sold Price **\$320,000** Sold Date **11-Apr-24**

Distance **0km**



102/557-561 LITTLE LONSDALE STREET MELBOURNE VIC 3000

2 1 -

Sold Price **\$340,000** Sold Date **12-Jan-24**

Distance **0km**



207/557-561 LITTLE LONSDALE STREET MELBOURNE VIC 3000

3 1 -

Sold Price **\$327,000** Sold Date **03-Dec-23**

Distance **0.01km**

RS = Recent sale

UN = Undisclosed Sale

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