

## 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

1204/557-561 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

or range  
between

\$290,000

&

\$310,000

### 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

|  |           |           |
|--|-----------|-----------|
| 1801/557-561 LITTLE LONSDALE STREET MELBOURNE VIC 3000 | \$283,000 | 19-Apr-24 |
| 2305/557-561 LITTLE LONSDALE STREET MELBOURNE VIC 3000 | \$288,000 | 08-Feb-24 |
| 1105/557-561 LITTLE LONSDALE STREET MELBOURNE VIC 3000 | \$280,000 | 01-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: 19 September 2024


**1801/557-561 LITTLE LONSDALE STREET MELBOURNE VIC 3000**

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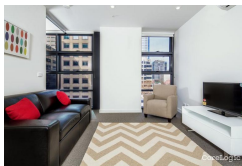
 Sold Price **\$283,000** Sold Date **19-Apr-24**

 Distance **0.01km**

**2305/557-561 LITTLE LONSDALE STREET MELBOURNE VIC 3000**

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 Sold Price **\$288,000** Sold Date **08-Feb-24**

 Distance **0km**

**1105/557-561 LITTLE LONSDALE STREET MELBOURNE VIC 3000**

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 Sold Price **\$280,000** Sold Date **01-Jul-24**

 Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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