

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

704/318 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

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2022

to

31 Jan 2023

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

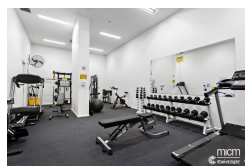
Date of sale

509/318 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$352,000	17-Dec-22
1109/318 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$330,000	27-Sep-22
808/318 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$425,000	09-Mar-22

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: 03 February 2023



509/318 LITTLE LONSDALE STREET MELBOURNE VIC 3000

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Sold Price **\$352,000** Sold Date **17-Dec-22**

Distance **0km**

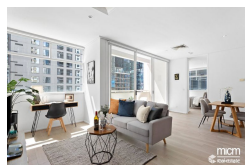


1109/318 LITTLE LONSDALE STREET MELBOURNE VIC 3000

1 1 -

Sold Price **\$330,000** Sold Date **27-Sep-22**

Distance **0km**



808/318 LITTLE LONSDALE STREET MELBOURNE VIC 3000

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Sold Price **\$425,000** Sold Date **09-Mar-22**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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