



## 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 1605/380 Little Lonsdale Street, Melbourne, 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price  or range between \$498,000.00 & \$539,000.00

### Median sale price

Median price \$425,000.00 Property type Unit/Apartment Suburb MELBOURNE  
Period - From Nov 2021 to Oct 2022 Source Corelogic

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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 |
|--------------------------------------------------------|--------------|--------------|
| 1005/380-386 LITTLE LONSDALE STREET MELBOURNE VIC 3000 | \$519,888.00 | 4/10/2022    |
| 3509/135 A'BECKETT STREET MELBOURNE VIC 3000           | \$535,000.00 | 7/09/2022    |
| 3103/80 A'BECKETT STREET MELBOURNE VIC 3000            | \$500,000.00 | 17/08/2022   |

This Statement of Information was prepared on: Wednesday 09th November 2022