

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

2812/601 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

\$370,000

&

\$407,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2023

to

31 Dec 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

3303/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$400,000	27-Apr-23
2214/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$405,000	26-Jun-23
2704/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$440,000	07-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: 15 January 2024



3303/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000

 1  1  -

Sold Price **\$400,000** Sold Date **27-Apr-23**

Distance **0.02km**



2214/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000

 1  1  -

Sold Price **\$405,000** Sold Date **26-Jun-23**

Distance **0.02km**



2704/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000

 1  1  -

Sold Price ^{RS} **\$440,000** Sold Date **07-Dec-23**

Distance **0.12km**

RS = Recent sale UN = Undisclosed Sale

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