

## 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

5011/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$610,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$432,750

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2022

to

28 Feb 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

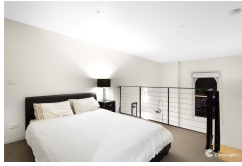
Date of sale

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 61 MACKENZIE STREET MELBOURNE VIC 3000     | \$610,000 | 12-Nov-22 |
| 1708/87 FRANKLIN STREET MELBOURNE VIC 3000 | \$620,000 | 03-Jan-23 |
| 2405/180 CITY ROAD SOUTHBANK VIC 3006      | \$605,000 | 16-Nov-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: 27 March 2023



### 61 MACKENZIE STREET MELBOURNE VIC 3000

1 1 1

Sold Price

**\$610,000**

Sold Date

**12-Nov-22**

Distance

**1.39km**



### 1708/87 FRANKLIN STREET MELBOURNE VIC 3000

1 1 1

Sold Price

**\$620,000**

Sold Date

**03-Jan-23**

Distance

**1.05km**



### 2405/180 CITY ROAD SOUTHBANK VIC 3006

1 1 1

Sold Price

**\$605,000**

Sold Date

**16-Nov-22**

Distance

**1.33km**

RS = Recent sale

UN = Undisclosed Sale

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