

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

807/639 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

\$499,000

&

\$548,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$413,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2022

to

31 Aug 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

602/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$541,700	16-May-23
1404/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$535,500	29-May-23
1207/260 SPENCER STREET MELBOURNE VIC 3000	\$519,400	26-Jun-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: 11 September 2023

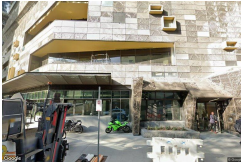


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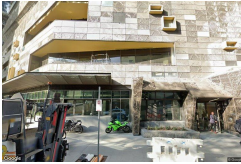


602/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000

1 - -

Sold Price **\$541,700** Sold Date **16-May-23**

Distance **0km**



1404/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000

1 1 -

Sold Price **\$535,500** Sold Date **29-May-23**

Distance **0km**



1207/260 SPENCER STREET MELBOURNE VIC 3000

1 1 -

Sold Price **\$519,400** Sold Date **26-Jun-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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