

## 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

2301/557-561 LITTLE LONSDALE STREET MELBOURNE VIC 3000

### Indicative selling price

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

Single Price

or range  
between

\$270,000

&

\$290,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$413,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2023

to

31 Oct 2024

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

1405/557-561 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$275,000	10-Sep-24
2608/350 WILLIAM STREET MELBOURNE VIC 3000	\$287,500	08-Oct-24
2312/33 MACKENZIE STREET MELBOURNE VIC 3000	\$300,000	22-Oct-24

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: 07 November 2024


**1405/557-561 LITTLE LONSDALE STREET MELBOURNE VIC 3000**
 1  1  -

 Sold Price **\$275,000** Sold Date **10-Sep-24**

 Distance **0.01km**

**2608/350 WILLIAM STREET MELBOURNE VIC 3000**
 1  1  -

 Sold Price <sup>RS</sup> **\$287,500** Sold Date **08-Oct-24**

 Distance **0.25km**

**2312/33 MACKENZIE STREET MELBOURNE VIC 3000**
 1  1  -

 Sold Price <sup>RS</sup> **\$300,000** <sup>UN</sup> Sold Date **22-Oct-24**

 Distance **1.19km**

RS = Recent sale

UN = Undisclosed Sale

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