

## 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

2303/601 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

\$430,000

&

\$470,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2023

to

31 Aug 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

3404/38 ROSE LANE MELBOURNE VIC 3000	\$460,000	08-Mar-24
1107/668 BOURKE STREET MELBOURNE VIC 3000	\$460,888	11-Apr-24
1907/668 BOURKE STREET MELBOURNE VIC 3000	\$462,500	24-Jul-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: 05 September 2024

Anthony Molinaro  
 P 0398942044  
 M 0411061796  
 E anthony.molinaro@obre.com.au



**3404/38 ROSE LANE MELBOURNE VIC 3000** Sold Price **\$460,000** Sold Date **08-Mar-24**

 1  1  1

Distance **0.1km**



**1107/668 BOURKE STREET MELBOURNE VIC 3000** Sold Price **\$460,888** Sold Date **11-Apr-24**

 1  1  1

Distance **0.27km**



**1907/668 BOURKE STREET MELBOURNE VIC 3000** Sold Price <sup>RS</sup> **\$462,500** Sold Date **24-Jul-24**

 1  1  1

Distance **0.27km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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