

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

2503/557-561 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

\$270,000

&

\$290,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$408,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2024

to

31 Jan 2025

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

1001/557-561 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$280,000	26-Sep-24
1901/557-561 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$280,000	19-Jan-25
206/270 KING STREET MELBOURNE VIC 3000	\$320,000	21-Nov-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: 14 February 2025



1001/557-561 LITTLE LONSDALE STREET MELBOURNE VIC 3000

 1  1  -

Sold Price **\$280,000** Sold Date **26-Sep-24**

Distance **0km**



1901/557-561 LITTLE LONSDALE STREET MELBOURNE VIC 3000

 1  1  -

Sold Price ^{RS} **\$280,000** Sold Date **19-Jan-25**

Distance **0km**



206/270 KING STREET MELBOURNE VIC 3000

 1  1  -

Sold Price **\$320,000** Sold Date **21-Nov-24**

Distance **0.05km**

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

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