



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 96/538 Little Lonsdale Street, Melbourne, 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price or range between \$480,000.00 & \$520,000.00

Median sale price

Median price \$481,500.00 Property type Unit/Apartment Suburb MELBOURNE
Period - From Jan 2021 to Mar 2021 Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
124/538 Little Lonsdale St MELBOURNE 3000	\$520,000.00	22/01/2021
214/183 City Rd SOUTHBANK 3006	\$518,000.00	13/01/2021
1113/180 City Rd SOUTHBANK 3006	\$508,000.00	22/12/2020

This Statement of Information was prepared on: Thursday 06th May 2021