

Statement of Information

Single residential property located in the Melbourne metropolitan areaSection 47AF of the *Estate Agents Act 1980***Property offered for sale**

Address
Including suburb and
postcode

3803/639 Little Lonsdale Street, Melbourne, 3000

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price or range between &

Median sale price

Median price Property type Suburb

Period - From to Source

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 |
|------------------------------------|--------------|--------------|
| 517/300 Swanston St MELBOURNE 3000 | \$525,000.00 | 7/08/2024 |
| 110/300 Swanston St MELBOURNE 3000 | \$540,000.00 | 17/07/2024 |
| 109/1 Encounter Way DOCKLANDS 3008 | \$532,500.00 | 19/03/2024 |

This Statement of Information was prepared on: