

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

3204/601 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

\$630,000

&

\$680,000

Median sale price

Median price

\$625,000

Property type

Unit

Suburb

Melbourne

Period - From

Nov 2023

to

Oct 2024

Source

<https://www.realestate.com.au/vic/melbourne-3000/>

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 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
2715/601 Little Lonsdale Street, Melbourne	\$680,000	25/07/2024
1315/601 Little Lonsdale Street, Melbourne	\$645,888	14/08/2024
1708/618 Lonsdale Street, Melbourne	\$642,880	21/08/2024

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 six months.

This Statement of Information was prepared on: 08/11/24