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

2407/371 Little Lonsdale Street, Melbourne Vic 3000

Indicative selling price

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

Range between $580,000 & $630,000

Median sale price

| Median price | $560,000 | Property Type | Unit | Suburb | Melbourne |

| Period - From | 21/08/2023 | to | 20/08/2024 | Source | REIV |

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
1 1008/601 Little Lonsdale St MELBOURNE 3000	$603,000	12/08/2024
2 3307/371 Little Lonsdale St MELBOURNE 3000	$600,000	05/08/2024
3 1611/371 Little Lonsdale St MELBOURNE 3000	$625,000	24/04/2024

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: 21/08/2024 11:46

CONSUMER AFFAIRS VICTORIA

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Property Type: Apartment

Agent Comments

Indicative Selling Price
$580,000 - $630,000
Median Unit Price
21/08/2023 - 20/08/2024: $560,000

Comparable Properties

1008/601 Little Lonsdale St MELBOURNE 3000 (REI)

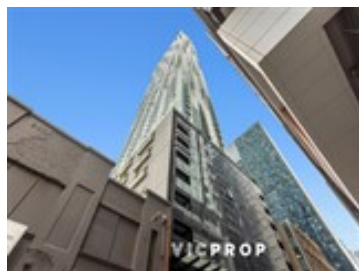🛏 2   🛁 2   🚗 1

Price: $603,000
Method: Private Sale
Date: 12/08/2024
Property Type: Apartment

Agent Comments

3307/371 Little Lonsdale St MELBOURNE 3000 (REI)

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Price: $600,000
Method: Private Sale
Date: 05/08/2024
Property Type: Apartment

Agent Comments

1611/371 Little Lonsdale St MELBOURNE 3000 (REI/VG)

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Price: $625,000
Method: Private Sale
Date: 24/04/2024
Property Type: Apartment

Agent Comments

Account - Barry Plant | P: 03 9803 0400