

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

1207/601 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

\$975,000

&

\$1,025,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2023

to

30 Sep 2024

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

5/300 KING STREET MELBOURNE VIC 3000	\$1,280,000	17-Jun-23
2003/260 SPENCER STREET MELBOURNE VIC 3000	\$1,040,000	30-Sep-23
3001/260 SPENCER STREET MELBOURNE VIC 3000	\$1,120,000	22-May-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: 23 October 2024



**5/300 KING STREET MELBOURNE
VIC 3000**

 3  2  1

Sold Price **\$1,280,000** Sold Date **17-Jun-23**

Distance **0.11km**

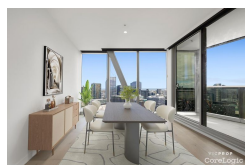


**2003/260 SPENCER STREET
MELBOURNE VIC 3000**

 3  2  -

Sold Price **\$1,040,000** Sold Date **30-Sep-23**

Distance **0.14km**



**3001/260 SPENCER STREET
MELBOURNE VIC 3000**

 3  2  -

Sold Price **\$1,120,000** Sold Date **22-May-24**

Distance **0.14km**

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

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