## 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

1905/380-386 Little Lonsdale Street, Melbourne Vic 3000

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$440,000		&		\$470,000				
Median sale price									
Median price	\$447,000	Pro	operty Type	Unit			Suburb	Melbourne	
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	1711/568 Collins St MELBOURNE 3000	\$445,000	14/04/2025
2	1811/568 Collins St MELBOURNE 3000	\$445,000	26/03/2025
3	2901/380 Little Lonsdale St MELBOURNE 3000	\$450,000	04/12/2024

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:

23/04/2025 15:47









**Property Type:** Strata Unit/Flat Agent Comments

Indicative Selling Price \$440,000 - \$470,000 Median Unit Price March quarter 2025: \$447,000

# **Comparable Properties**

1711/568 Collins St MELBOURNE 3000 (REI)         1       1         1       1         Price: \$445,000         Method: Private Sale         Date: 14/04/2025         Property Type: Apartment	Agent Comments
1811/568 Collins St MELBOURNE 3000 (REI)         1       1         1       1         Price: \$445,000         Method: Private Sale         Date: 26/03/2025         Property Type: Apartment	Agent Comments
2901/380 Little Lonsdale St MELBOURNE 3000 (REI/VG) 2  1  2  - Price: \$450,000 Method: Private Sale Date: 04/12/2024 Property Type: Apartment	Agent Comments

Account - Brady Residential | P: 03 9603 1400 | F: 03 9602 2733



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