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

904/160 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 | \$199,000 | or range between | & | |
|-------------------------------|-----------|---|---|--|
| Median sale price | | | | |
| (*Delete house or unit as app | olicable) | | | |

| Median Price | \$400,000 | Property type | | Unit | Suburb | Melbourne |
|--------------|-------------|---------------|------------|-----------|--------|-----------|
| Period-from | 01 Jul 2024 | to | 30 Jun 202 | 25 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 | |
|--|-----------|--------------|--|
| 502/62-68 HAYWARD LANE MELBOURNE VIC 3000 | \$190,000 | 16-May-25 | |
| 512/99 A'BECKETT STREET MELBOURNE VIC 3000 | \$185,000 | 23-Apr-25 | |
| 1611/570 LYGON STREET CARLTON VIC 3053 | \$192,500 | 13-May-25 | |

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: 07 July 2025



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| 17 B | Carriepe | 502/62-68 HAYWARD LANE MELBOURNE VIC 3000 ☐ 1 | Sold Price | \$190,000 | Sold Date Distance | 16-May-25 0.05km |
|------|---|--|------------|-----------|-----------------------|---------------------|
| | A CONTRACTOR OF | 512/99 A'BECKETT STREET MELBOURNE VIC 3000 □ 1 | Sold Price | \$185,000 | Sold Date Distance | 23-Apr-25 0.58km |
| | | | | RS | | |

| 1611/57 VIC 30 | | N STREET CARLTON | ^{RS} \$192,500 | Sold Date | 13-May-25 | |
|-------------------|-----|------------------|-------------------------|-----------|-----------|--------|
| 昌 1 | 1 🖳 | Ģ- | | | Distance | 1.83km |

RS = Recent sale UN = Undisclosed Sale

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