

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

1603/318 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

\$850,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,750

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2023

to

31 Mar 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

2901/618 LONSDALE STREET MELBOURNE VIC 3000	\$900,000	05-Feb-24
3605/23 MACKENZIE STREET MELBOURNE VIC 3000	\$850,000	21-Feb-24
2609/668 BOURKE STREET MELBOURNE VIC 3000	\$963,000	13-Nov-23

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: 15 April 2024



**2901/618 LONSDALE STREET
MELBOURNE VIC 3000**

3 2 1

Sold Price **\$900,000** Sold Date **05-Feb-24**

Distance **0.64km**



**3605/23 MACKENZIE STREET
MELBOURNE VIC 3000**

3 2 1

Sold Price ^{RS} **\$850,000** Sold Date **21-Feb-24**

Distance **0.73km**



**2609/668 BOURKE STREET
MELBOURNE VIC 3000**

3 2 2

Sold Price **\$963,000** Sold Date **13-Nov-23**

Distance **0.77km**

RS = Recent sale

UN = Undisclosed Sale

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