

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

114/538 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

\$500,000

&

\$518,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2020

to

31 Oct 2021

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

96/538 Little Lonsdale Street Melbourne VIC 3000	\$512,000	23-Jun-21
406/616-622 Little Collins Street Melbourne VIC 3000	\$518,000	18-Jun-21
1006/28 Wills Street Melbourne VIC 3000	\$509,000	21-May-21

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: 06 November 2021



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**96/538 Little Lonsdale Street
Melbourne VIC 3000**

2 1 1

Sold Price

\$512,000

Sold Date

23-Jun-21

Distance

-



**406/616-622 Little Collins Street
Melbourne VIC 3000**

2 1 1

Sold Price

\$518,000

Sold Date

18-Jun-21

Distance

0.45km



**1006/28 Wills Street Melbourne VIC
3000**

2 1 1

Sold Price

\$509,000

Sold Date

21-May-21

Distance

0.49km

RS = Recent sale

UN = Undisclosed Sale

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