

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

1004/557-561 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

\$370,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$438,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2018

to

31 Oct 2019

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

2214/220 Spencer Street Melbourne VIC 3000	\$352,000	10-Jun-19
807/639 Lonsdale Street Melbourne VIC 3000	\$365,000	31-Jul-19
604/33 Rose Lane Melbourne VIC 3000	\$365,000	30-Sep-19

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: 18 November 2019