

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

1907/557-561 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

\$470,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2019

to

31 Jul 2020

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

1113/25 Therry Street Melbourne VIC 3000	\$475,000	27-May-20
3403/36-40 La Trobe Street Melbourne VIC 3000	\$490,000	29-May-20
36/24-38 Little Bourke Street Melbourne VIC 3000	\$475,000	26-Jun-20

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.~~

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**1113/25 Therry Street Melbourne
VIC 3000**

2 1 -

Sold Price

\$475,000

Sold Date **27-May-20**

Distance

0.86km



**3403/36-40 La Trobe Street
Melbourne VIC 3000**

2 1 -

Sold Price

\$490,000

Sold Date **29-May-20**

Distance

1.22km



**36/24-38 Little Bourke Street
Melbourne VIC 3000**

2 1 -

Sold Price

^{RS} **\$475,000**

Sold Date **26-Jun-20**

Distance

1.44km

RS = Recent sale

UN = Undisclosed Sale

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