

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 2710/601 Little Lonsdale Street, Melbourne, 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price or range between &

Median sale price

Median price Property type Suburb
 Period - to Source

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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 |
|--|--------------|--------------|
| 1201/560 Lonsdale St MELBOURNE 3000 | \$418,000.00 | 23/12/2024 |
| 33/562 Little Bourke St MELBOURNE 3000 | \$415,000.00 | 10/10/2024 |
| 3302/601 Little Lonsdale St MELBOURNE 3000 | \$425,000.00 | 3/10/2024 |

This Statement of Information was prepared on: