



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

1104/601 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

\$620,000.00

&

\$648,000.00

Median sale price

Median price

\$478,564.00

Property type

Unit/Apartment

Suburb

MELBOURNE

Period - From

Jan 2023

to

Dec 2023

Source

REIV

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
1502/393 Spencer St WEST MELBOURNE 3003	\$640,000.00	12/12/2023
4115/220 Spencer St MELBOURNE 3000	\$630,000.00	23/01/2024
2404/601 Little Lonsdale St MELBOURNE 3000	\$620,000.00	13/02/2024

This Statement of Information was prepared on: Wednesday 27th March 2024