

## 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

304/296-300 LITTLE LONSDALE STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$440,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$409,999

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2022

to

31 Aug 2023

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

3101/5 SUTHERLAND STREET MELBOURNE VIC 3000	\$420,000	11-May-23
1704/285 LA TROBE STREET MELBOURNE VIC 3000	\$457,000	01-Apr-23
3703/285 LA TROBE STREET MELBOURNE VIC 3000	\$460,000	13-Apr-23

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: 26 September 2023



**3101/5 SUTHERLAND STREET  
 MELBOURNE VIC 3000**

 2  1  -

Sold Price **\$420,000** Sold Date **11-May-23**

Distance **0.02km**

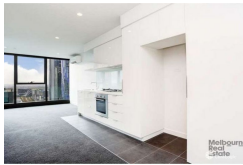


**1704/285 LA TROBE STREET  
 MELBOURNE VIC 3000**

 2  1  -

Sold Price **\$457,000** Sold Date **01-Apr-23**

Distance **0.08km**



**3703/285 LA TROBE STREET  
 MELBOURNE VIC 3000**

 2  1  -

Sold Price **\$460,000** Sold Date **13-Apr-23**

Distance **0.08km**

RS = Recent sale      UN = Undisclosed Sale

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