

## 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

3204/639 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

\$450,000

&

\$490,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$417,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2022

to

31 Jul 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

1202/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$445,000	12-May-23
2803/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$516,400	08-Mar-23
2807/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$470,800	23-Feb-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: 08 August 2023

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**1202/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$445,000** Sold Date **12-May-23**

Distance **0km**



**2803/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$516,400** Sold Date **08-Mar-23**

Distance **0km**



**2807/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$470,800** Sold Date **23-Feb-23**

Distance **0km**

RS = Recent sale      UN = Undisclosed Sale

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