

## 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

1005/557-561 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

\$270,000

&

\$290,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2023

to

31 Jul 2024

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

1801/557-561 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$283,000	19-Apr-24
2305/557-561 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$288,000	08-Feb-24

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: 02 August 2024

**1801/557-561 LITTLE LONSDALE STREET MELBOURNE VIC 3000**

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Sold Price **\$283,000** Sold Date **19-Apr-24**Distance **0km****2305/557-561 LITTLE LONSDALE STREET MELBOURNE VIC 3000**

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Sold Price **\$288,000** Sold Date **08-Feb-24**Distance **0.01km**

RS = Recent sale

UN = Undisclosed Sale

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