

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

501/557-561 Little Lonsdale Street Melbourne VIC 3000

Indicative selling price

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

Single Price

or range
between

\$350,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2019

to

31 Aug 2020

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

207/253 Franklin Street Melbourne VIC 3000	\$370,000	08-Jun-20
508/7 Katherine Place Melbourne VIC 3000	\$355,000	24-Jun-20
808/7 Katherine Place Melbourne VIC 3000	\$360,500	20-Aug-20

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: 30 September 2020



**207/253 Franklin Street Melbourne
VIC 3000**

Sold Price

\$370,000

Sold Date **08-Jun-20**

2 1 -

Distance **0.44km**



**508/7 Katherine Place Melbourne
VIC 3000**

Sold Price

\$355,000

Sold Date **24-Jun-20**

2 1 -

Distance **0.77km**



**808/7 Katherine Place Melbourne
VIC 3000**

Sold Price

^{RS} **\$360,500** ^{UN}

Sold Date **20-Aug-20**

2 1 -

Distance **0.77km**

RS = Recent sale

UN = Undisclosed Sale

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