



STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

1003/380 Little Lonsdale Street, Melbourne, VIC 3000

INDICATIVE SELLING PRICE

For the meaning of this price see consumer.vic.gov.au/underquoting

Range Between \$348,888 & \$380,888

MEDIAN SALE PRICE

Median price \$490,000 | House | Melbourne (3000)

Period - From 18 April 2017 to 20 April 2018 | Source - realestate.com.au

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
4109/220 SPENCER STREET, MELBOURNE VIC 3000	\$360,000	12/04/2018
1402/120 ABECKETT STREET, MELBOURNE VIC 3000	\$392,000	09/04/2018
1702/280 SPENCER STREET, MELBOURNE VIC 3000	\$358,888	02/04/2018