

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 2611/601 Little Lonsdale Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$580,000

&

\$630,000

Median sale price

Median price \$530,000

House

Unit

X

Suburb

Melbourne

Period - From 01/01/2018

to

31/03/2018

Source

REIV

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 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
1	2309/668 Bourke St MELBOURNE 3000	\$640,000	10/04/2018
2	1404/601 Little Lonsdale St MELBOURNE 3000	\$634,000	28/02/2018
3	904/601 Little Lonsdale St MELBOURNE 3000	\$621,500	19/01/2018

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 six months.



Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



2309/668 Bourke St MELBOURNE 3000 (VG)

Agent Comments



Price: \$640,000

Method: Sale

Date: 10/04/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

1404/601 Little Lonsdale St MELBOURNE 3000 (VG) **Agent Comments**



Price: \$634,000

Method: Sale

Date: 28/02/2018

Rooms: -

Property Type: Strata Unit/Flat

904/601 Little Lonsdale St MELBOURNE 3000 (VG) **Agent Comments**



Price: \$621,500

Method: Sale

Date: 19/01/2018

Rooms: -

Property Type: Strata Unit/Flat