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	1103/380-386 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	$285,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$408,000	Property type	Unit	Suburb	Melbourne
Period-from	01 Feb 2024	to	31 Jan 2025	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
803/17 SINGERS LANE MELBOURNE VIC 3000	$295,000	03-Oct-24
5208/500 ELIZABETH STREET MELBOURNE VIC 3000	$290,000	13-Dec-24
1104/618 LONSDALE STREET MELBOURNE VIC 3000	$284,000	01-Nov-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: 11 February 2025

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803/17 SINGERS LANE MELBOURNE VIC 3000

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Sold Price **$295,000** Sold Date **03-Oct-24**

Distance **0.17km**



5208/500 ELIZABETH STREET MELBOURNE VIC 3000

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Sold Price **$290,000** Sold Date **13-Dec-24**

Distance **0.58km**



1104/618 LONSDALE STREET MELBOURNE VIC 3000

1 1 -

Sold Price **$284,000** Sold Date **01-Nov-24**

Distance **0.43km**

RS = Recent sale **UN** = Undisclosed Sale

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