

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 1706/380 Little Lonsdale Street, Melbourne Vic 3000

Indicative selling price

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

Single price \$555,000

Median sale price

Median price \$510,000 House Unit X Suburb Melbourne

Period - From 01/04/2018 to 30/06/2018 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	1702/618 Lonsdale St MELBOURNE 3000	\$640,500	13/09/2018
2	2611/601 Little Lonsdale St MELBOURNE 3000	\$615,000	30/06/2018
3	501A/16 Pearl River Rd DOCKLANDS 3008	\$590,000	19/09/2018

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.

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Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$555,000
Median Unit Price
June quarter 2018: \$510,000

Comparable Properties



1702/618 Lonsdale St MELBOURNE 3000 (REI) Agent Comments

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Price: \$640,500
Method: Private Sale
Date: 13/09/2018
Rooms: 3
Property Type: Apartment
Land Size: 87 sqm approx



2611/601 Little Lonsdale St MELBOURNE 3000 Agent Comments
(REI/VG)

 2  2  1

Price: \$615,000
Method: Auction Sale
Date: 30/06/2018
Rooms: -
Property Type: Apartment

501A/16 Pearl River Rd DOCKLANDS 3008 Agent Comments
(REI)

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Price: \$590,000
Method: Private Sale
Date: 19/09/2018
Rooms: 3
Property Type: Apartment