

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 1604/ 296 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)

Range price \$570,000 to \$610,000

Median sale price

Median price \$497,500 Property type Apartment Suburb Melbourne 3000

Period - From 30 /01 /2019 to 30 /01 /2020 Source Propertydata.com.au

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	4001/ 327 LaTrobe Street, Melbourne	\$560,000	15 /01/ 2020
2	4903/ 81 A'Beckett Street, Melbourne	\$580,000	29 /10/ 2019
3	2509/ 250 Elizabeth Street, Melbourne	\$600,000	26 /08 /2019

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.

This Statement of Information was prepared on: 30/ 01/ 2020