# 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

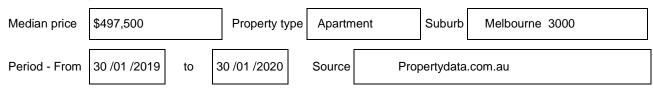
#### Indicative selling price

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



### 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

