

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

3104/601 Little Lonsdale Street,  
MELBOURNE 3000

Unit  
2 beds 2 baths 1 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$599,000 - \$650,000**

### Median sale price

Median **Unit** for **MELBOURNE** for period **Jul 2018 - Sep 2018**

Sourced from **REIV**.

**\$525,000**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**4408/618 Lonsdale St,**  
MELBOURNE 3000

Price **\$640,000** Sold 03  
October 2018

**2111/618 Lonsdale St,**  
MELBOURNE 3000

Price **\$601,000** Sold 15  
November 2018

**2608/601 Little Lonsdale St,**  
MELBOURNE 3000

Price **\$615,000** Sold 20  
November 2018

### Additional Information

Strata Levies: \$2,850 per annum approx./Council Rates: \$1,460 per annum approx./Water Rates: \$940 per annum approx.

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

#### MICM Real Estate

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#### Contact agents



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