## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

**Price** 

# Property offered for sale

0/380 Little Lonsdale Street, Melbourne Vic 3000
0/

#### Indicative selling price

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

Range between	\$450,000	&	\$480,000
	<b>+</b> 100,000	<u> </u>	<b>+</b> 100,000

#### Median sale price

Median price	\$540,000	Pro	pperty Type Un	it		Suburb	Melbourne
Period - From	11/03/2024	to	10/03/2025	Sc	ource	Property	/ Data

# 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

1	3401/285 La Trobe St MELBOURNE 3000	\$470,000	21/02/2025
2	1308/33 Blackwood St NORTH MELBOURNE 3051	\$480,000	17/02/2025
3	2901/380 Little Lonsdale St MELBOURNE 3000	\$450,000	04/12/2024

#### 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:	11/03/2025 16:22



Date of sale







Rooms: 5

Property Type: Apartment **Agent Comments** 

**Indicative Selling Price** \$450,000 - \$480,000 **Median Unit Price** 11/03/2024 - 10/03/2025: \$540,000

# Comparable Properties

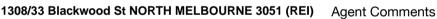


3401/285 La Trobe St MELBOURNE 3000 (REI)

Price: \$470,000 Method: Private Sale Date: 21/02/2025

Property Type: Apartment

**Agent Comments** 





2







Price: \$480,000 Method: Private Sale Date: 17/02/2025

Property Type: Apartment Land Size: 4048.13 sqm approx

2901/380 Little Lonsdale St MELBOURNE 3000 (REI/VG) Agent Comments



Price: \$450,000 Method: Private Sale Date: 04/12/2024

Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



