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: 41 Little Lothian Street North, North Melbourne Vic 3051

Indicative selling price

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

Range between $2,150,000 & $2,350,000

Median sale price

Median price $1,320,500 Property Type House Suburb North Melbourne

Period - From 01/07/2023 to 30/06/2024 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	4/40 Batman St WEST MELBOURNE 3003	$2,200,000	30/04/2024
2			
3			

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: 28/08/2024 15:17

41 Little Lothian Street North, North Melbourne Vic 3051

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3 3 2

Property Type: House
Land Size: 305 sqm approx

Agent Comments

Indicative Selling Price
$2,150,000 - $2,350,000
Median House Price
Year ending June 2024: $1,320,500

Comparable Properties



4/40 Batman St WEST MELBOURNE 3003 (REI)

3 3 2

Price: $2,200,000
Method: Private Sale
Date: 30/04/2024
Property Type: Townhouse (Res)

Agent Comments

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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