

## 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

612/639 LONSDALE STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$590,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2022

to

31 Jan 2023

Source

Corelogic

### 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 6 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

|  |           |           |
|--|-----------|-----------|
| 3312/639 LONSDALE STREET MELBOURNE VIC 3000        | \$600,000 | 20-Sep-22 |
| 2905/639 LONSDALE STREET MELBOURNE VIC 3000        | \$594,999 | 08-Dec-22 |
| 2515/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000 | \$645,000 | 15-Aug-22 |

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 6 months.~~

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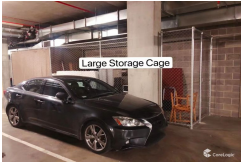


**3312/639 LONSDALE STREET  
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$600,000** Sold Date **20-Sep-22**

Distance **0km**



**2905/639 LONSDALE STREET  
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$594,999** Sold Date **08-Dec-22**

Distance **0km**



**2515/601 LITTLE LONSDALE  
STREET MELBOURNE VIC 3000**

2 2 1

Sold Price **\$645,000** Sold Date **15-Aug-22**

Distance **0.18km**

RS = Recent sale

UN = Undisclosed Sale

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