

# Statement of Information Single residential property located in the Melbourne metropolitan area

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

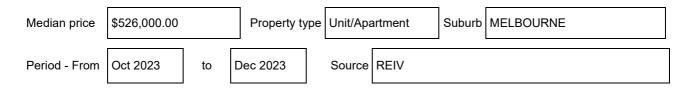
## Property offered for sale

Address Including suburb and postcode 4710/639 Lonsdale Street, Melbourne, 3000

#### Indicative selling price

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

### Median sale price



## Comparable property sales

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
2706/639 Lonsdale St MELBOURNE 3000	\$561,000.00	19/01/2024
507/118 Kavanagh St SOUTHBANK 3006	\$560,000.00	25/01/2024
1104/23 Mackenzie St MELBOURNE 3000	\$560,000.00	19/10/2023

This Statement of Information was prepared on: Thursday 21st March 2024

