



## 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

2101/639 Lonsdale Street, Melbourne, 3000

### Indicative selling price

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

Single price

or range between

\$470,000.00

&

\$498,000.00

### Median sale price

Median price

\$409,999.00

Property type

Unit/Apartment

Suburb

MELBOURNE

Period - From

Sep 2022

to

Aug 2023

Source

Corelogic

### 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
1301/41 BATMAN STREET WEST MELBOURNE VIC 3003	\$495,000.00	25/07/2023
4001/639 LONSDALE STREET MELBOURNE VIC 3000	\$475,000.00	13/04/2023
2802/11 ROSE LANE MELBOURNE VIC 3000	\$486,041.00	19/07/2023

This Statement of Information was prepared on:

Thursday 28th September 2023