

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

2905/639 LONSDALE STREET MELBOURNE VIC 3000

Indicative selling price

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

Single Price

or range
between

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2021

to

31 Oct 2022

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

1503/60 SIDDELEY STREET DOCKLANDS VIC 3008	\$589,000	17-Aug-22
11/114 HARDWARE STREET MELBOURNE VIC 3000	\$600,000	21-Jul-22
203/2-16 NEWQUAY PROMENADE DOCKLANDS VIC 3008	\$620,000	15-Jul-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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**1503/60 SIDDELEY STREET
DOCKLANDS VIC 3008**

2 1 1

Sold Price **\$589,000** Sold Date **17-Aug-22**

Distance **0.84km**



**11/114 HARDWARE STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$600,000** Sold Date **21-Jul-22**

Distance **0.74km**



**203/2-16 NEWQUAY PROMENADE
DOCKLANDS VIC 3008**

2 1 1

Sold Price **\$620,000** Sold Date **15-Jul-22**

Distance **0.87km**

RS = Recent sale

UN = Undisclosed Sale

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