

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

108/441 Lonsdale Street, Melbourne Vic 3000

Indicative selling price

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

Single price

\$218,000

Median sale price

Median price

\$482,500

Property Type

Unit

Suburb

Melbourne

Period - From

01/07/2021

to

30/09/2021

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	101/441 Lonsdale St MELBOURNE 3000	\$230,000	12/07/2021
2	312/118 Franklin St MELBOURNE 3000	\$222,000	24/07/2021
3	1008/408 Lonsdale St MELBOURNE 3000	\$220,000	30/07/2021

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:

16/11/2021 12:31



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$218,000

Median Unit Price

September quarter 2021: \$482,500

Comparable Properties



101/441 Lonsdale St MELBOURNE 3000 (VG)

Agent Comments

1
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Price: \$230,000

Method: Sale

Date: 12/07/2021

Property Type: Flat/Unit/Apartment (Res)



312/118 Franklin St MELBOURNE 3000 (REI/VG)

Agent Comments

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Price: \$222,000

Method: Private Sale

Date: 24/07/2021

Property Type: Apartment

1008/408 Lonsdale St MELBOURNE 3000 (VG)

Agent Comments

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Price: \$220,000

Method: Sale

Date: 30/07/2021

Property Type: Strata Unit/Flat