

# 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

2506/639 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)

Range between \$575,000 & \$625,000

### Median sale price

Median price \$520,000 Property Type Unit Suburb Melbourne

Period - From 13/06/2022 to 12/06/2023 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	3707/601 Little Lonsdale St MELBOURNE 3000	\$620,000	18/01/2023
2	2213/220 Spencer St MELBOURNE 3000	\$610,000	07/03/2023
3	1006/639 Lonsdale St MELBOURNE 3000	\$595,000	06/04/2023

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: 13/06/2023 18:47



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**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$575,000 - \$625,000

**Median Unit Price**

13/06/2022 - 12/06/2023: \$520,000

## Comparable Properties



**3707/601 Little Lonsdale St MELBOURNE 3000** **Agent Comments**  
(REI/VG)

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**Price:** \$620,000

**Method:** Private Sale

**Date:** 18/01/2023

**Property Type:** Apartment



**2213/220 Spencer St MELBOURNE 3000** **Agent Comments**  
(REI/VG)

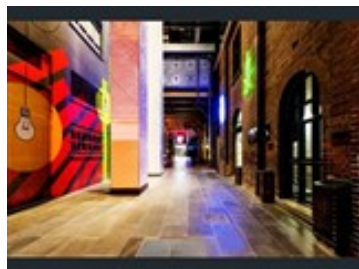
 2  2  1

**Price:** \$610,000

**Method:** Private Sale

**Date:** 07/03/2023

**Property Type:** Apartment



**1006/639 Lonsdale St MELBOURNE 3000 (REI)** **Agent Comments**

 2  2  1

**Price:** \$595,000

**Method:** Private Sale

**Date:** 06/04/2023

**Property Type:** Apartment

**Account - Gem Realty**