

## 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

1016/408 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) (\*Delete single price or range as applicable)

Single Price

\$279,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2023

to

29 Feb 2024

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

901/408 LONSDALE STREET MELBOURNE VIC 3000	\$275,000	10-Mar-23
1103/408 LONSDALE STREET MELBOURNE VIC 3000	\$248,000	10-Oct-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.

This Statement of Information was prepared on: 06 March 2024



**901/408 LONSDALE STREET  
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$275,000** Sold Date **10-Mar-23**

Distance **0km**



**1103/408 LONSDALE STREET  
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$248,000** Sold Date **10-Oct-22**

Distance **0km**

RS = Recent sale      UN = Undisclosed Sale

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