

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

4909/560 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

\$1,150,000

&

\$1,180,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$421,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2021

to

31 Aug 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

2002/23 BATMAN STREET WEST MELBOURNE VIC 3003	\$1,240,000	20-Apr-22
4104/200 SPENCER STREET MELBOURNE VIC 3000	\$1,135,000	08-Aug-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: 09 September 2022


**2002/23 BATMAN STREET WEST
MELBOURNE VIC 3003**

 3
  2
  2

Sold Price **\$1,240,000** Sold Date **20-Apr-22**

Distance **0.42km**


**4104/200 SPENCER STREET
MELBOURNE VIC 3000**

 3
  2
  4

Sold Price ^{RS} **\$1,135,000** ^{UN} Sold Date **08-Aug-22**

Distance **0.35km**

RS = Recent sale

UN = Undisclosed Sale

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