

## 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

910/639 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$470,000

&

\$510,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$437,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2018

to

31 Aug 2019

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

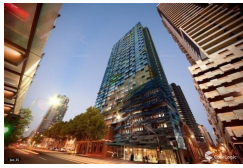
Date of sale

702/220 Spencer Street Melbourne VIC 3000	\$522,000	28-Jul-19
908/565 Flinders Street Melbourne VIC 3000	\$495,000	29-May-19
2202/8 Sutherland Street Melbourne VIC 3000	\$487,000	22-May-19

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: 16 September 2019



**702/220 Spencer Street Melbourne VIC 3000** Sold Price **\$522,000** Sold Date **28-Jul-19**

2 2 1

Distance -



**908/565 Flinders Street Melbourne VIC 3000** Sold Price **\$495,000** Sold Date **29-May-19**

2 2 1

Distance **0.68km**



**2202/8 Sutherland Street Melbourne VIC 3000**

Sold Price **\$487,000** Sold Date **22-May-19**

2 2 1

Distance **0.79km**

RS = Recent sale

UN = Undisclosed Sale

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