

## 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

1504/618 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

\$250,000

&

\$265,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2021

to

31 Jul 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

3607/220 SPENCER STREET MELBOURNE VIC 3000	\$250,000	25-May-22
2303/557-561 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$260,000	27-May-22
3308/350 WILLIAM STREET MELBOURNE VIC 3000	\$265,000	10-Feb-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 August 2022



**3607/220 SPENCER STREET  
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$250,000** Sold Date **25-May-22**

Distance **0.18km**



**2303/557-561 LITTLE LONSDALE  
STREET MELBOURNE VIC 3000**

1 1 -

Sold Price **\$260,000** Sold Date **27-May-22**

Distance **0.15km**



**3308/350 WILLIAM STREET  
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$265,000** Sold Date **10-Feb-22**

Distance **0.38km**

RS = Recent sale

UN = Undisclosed Sale

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