

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

2608/639 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

\$470,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$421,400

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2022

to

31 May 2023

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

2205/639 LONSDALE STREET MELBOURNE VIC 3000	\$485,000	02-Jun-23
2706/80 A'BECKETT STREET MELBOURNE VIC 3000	\$485,000	12-Mar-23
403/838 BOURKE STREET DOCKLANDS VIC 3008	\$500,000	06-Mar-23

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: 13 June 2023



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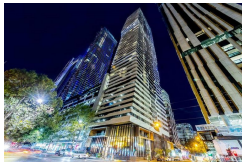
**2205/639 LONSDALE STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price

^{RS} **\$485,000** Sold Date **02-Jun-23**

Distance **0km**



**2706/80 A'BECKETT STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price

\$485,000 Sold Date **12-Mar-23**

Distance **0.99km**



**403/838 BOURKE STREET
DOCKLANDS VIC 3008**

2 1 -

Sold Price

\$500,000 Sold Date **06-Mar-23**

Distance **1.03km**

RS = Recent sale

UN = Undisclosed Sale

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