

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 3211/639 Lonsdale Street, Melbourne, VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$550,000

&

\$590,000

Median sale price

Median price

\$500,000

Property Type

Apartment

Suburb

Melbourne (3000)

Period - From

08/06/2021

to

07/06/2022

Source

realestate.com.au

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
4115/220 SPENCER STREET, MELBOURNE VIC 3000	\$605,000	21/02/2022
4202/81 ABECKETT STREET, MELBOURNE VIC 3000	\$610,000	25/05/2022
2704/22-24 JANE BELL LANE, MELBOURNE VIC 3000	\$665,000	31/05/2022

This Statement of Information was prepared on: 15/12/2022