

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

4513/639 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$409,999

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2022

to

30 Sep 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

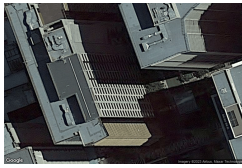
Date of sale

4313/639 LONSDALE STREET MELBOURNE VIC 3000	\$780,000	17-Aug-23
1102/265-273 EXHIBITION STREET MELBOURNE VIC 3000	\$790,000	27-May-23
802/265-273 EXHIBITION STREET MELBOURNE VIC 3000	\$785,000	30-Jun-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: 23 October 2023



**4313/639 LONSDALE STREET
MELBOURNE VIC 3000**

 3  2  1

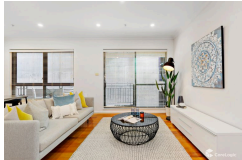
Sold Price

\$780,000

Sold Date **17-Aug-23**

Distance

0km



**1102/265-273 EXHIBITION STREET
MELBOURNE VIC 3000**

 3  2  1

Sold Price

\$790,000

Sold Date **27-May-23**

Distance

1.49km



**802/265-273 EXHIBITION STREET
MELBOURNE VIC 3000**

 3  2  1

Sold Price

\$785,000

Sold Date **30-Jun-23**

Distance

1.49km

RS = Recent sale

UN = Undisclosed Sale

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