

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

1609/639 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2022

to

31 Dec 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

3406/618 LONSDALE STREET MELBOURNE VIC 3000	\$505,000	24-Jan-23
1009/620 COLLINS STREET MELBOURNE VIC 3000	\$495,000	05-Oct-22
304/55-63 JEFFCOTT STREET WEST MELBOURNE VIC 3003	\$500,000	01-Oct-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.~~

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**3406/618 LONSDALE STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price

^{RS}

\$505,000

Sold Date

24-Jan-23

Distance

0.14km



**1009/620 COLLINS STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price

\$495,000

Sold Date

05-Oct-22

Distance

0.38km



**304/55-63 JEFFCOTT STREET
WEST MELBOURNE VIC 3003**

2 1 1

Sold Price

\$500,000

Sold Date

01-Oct-22

Distance

0.37km

RS = Recent sale

UN = Undisclosed Sale

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