



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

4406/560 Lonsdale Street, Melbourne, 3000

Indicative selling price

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

Single price

or range between

\$800,000.00

&

\$880,000.00

Median sale price

Median price

\$409,999.00

Property type

Unit/Apartment

Suburb

MELBOURNE

Period - From

Oct 2023

to

Sep 2022

Source

Corelogic

Comparable property sales

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
6007/35 QUEENS BRIDGE STREET SOUTHBANK VIC 3006	\$860,000.00	9/09/2023
2306/265-273 EXHIBITION STREET MELBOURNE VIC 3000	\$860,000.00	8/08/2023
1408/915-941 COLLINS STREET DOCKLANDS VIC 3008	\$858,888.00	13/09/2023

This Statement of Information was prepared on:

Tuesday 03rd October 2023