

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

7/441 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

\$298,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2023

to

30 Sep 2024

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

110/441 LONSDALE STREET MELBOURNE VIC 3000	\$320,000	08-Apr-24
803/17 SINGERS LANE MELBOURNE VIC 3000	\$295,000	03-Oct-24
1212/181 A'BECKETT STREET MELBOURNE VIC 3000	\$300,000	01-Jul-24

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: 14 October 2024



**110/441 LONSDALE STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$320,000** Sold Date **08-Apr-24**

Distance **0.02km**

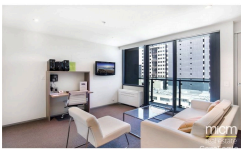


**803/17 SINGERS LANE
MELBOURNE VIC 3000**

1 1 -

Sold Price ^{RS} **\$295,000** Sold Date **03-Oct-24**

Distance **0.36km**



**1212/181 A'BECKETT STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$300,000** Sold Date **01-Jul-24**

Distance **0.38km**

RS = Recent sale

UN = Undisclosed Sale

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