



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

3406/618 Lonsdale Street, MELBOURNE, 3000

Indicative selling price

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

Single price

or range between

\$490,000.00

&

\$530,000.00

Median sale price

Median price

\$490,000.00

Property type

Unit/Apartment,
Car Park

Suburb

MELBOURNE

Period - From

Jul 2022

to

Sep 2022

Source

REIV

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
2307/380 Little Lonsdale St MELBOURNE 3000	\$505,000.00	5/06/2022
304/55 Jeffcott St WEST MELBOURNE 3003	\$500,000.00	28/10/2022
2106/618 Lonsdale St MELBOURNE 3000	\$492,000.00	24/07/2022

This Statement of Information was prepared on:

Friday 04th November 2022