

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 3808/639 Lonsdale Street, Melbourne, VIC 3000

Indicative selling price

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

Price Range \$440,000 & \$460,000

Median sale price

Median price \$600,000 Property Type Apartment Suburb Melbourne (3000)
Period - From 28/06/2023 to 28/06/2024 Source REA

Comparable property sales

A 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
3901/639 LONSDALE STREET, MELBOURNE VIC 3000	\$445,000	30/04/2024
3405/639 LONSDALE STREET, MELBOURNE VIC 3000	\$530,168	27/03/2024
1102/639 LONSDALE STREET, MELBOURNE VIC 3000	\$411,600	11/03/2024

This Statement of Information was prepared on: 28/06/2024