

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 1010/639 Lonsdale Street, Melbourne, VIC 3000

Indicative selling price

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

Single Price \$560,000

Median sale price

Median price \$509,999 Property Type Apartment Suburb Melbourne (3000)

Period - From 26/06/2021 to 25/06/2021 Source realestate.com.au

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
1313/220 SPENCER STREET, MELBOURNE VIC 3000	\$510,000	30/06/2021
303/175 ROSSLYN STREET, WEST MELBOURNE VIC 3003	\$515,000	14/04/2021
2615/220 SPENCER STREET, MELBOURNE VIC 3000	\$543,000	01/04/2021

This Statement of Information was prepared on: 19/07/2021