#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

Address	2008/560 Lonsdale Street, Melbourne Vic 3000
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$550,000	&	\$599,000
Range between	\$550,000	&	\$599,000

#### Median sale price

Median price	\$490,000	Pro	perty Type	Jnit		Suburb	Melbourne
Period - From	01/07/2023	to	30/06/2024	s	ource	REIV	

### 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

Ad	aress of comparable property	1 1100	Date of Sale
1	517/300 Swanston St MELBOURNE 3000	\$525,000	07/08/2024
2	807/300 Swanston St MELBOURNE 3000	\$510,000	05/07/2024
3	1402/152 Sturt St SOUTHBANK 3006	\$500,000	14/03/2024

#### 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 six months.

This Statement of Information was prepared on:	03/09/2024 15:10



Date of sale







Property Type: Strata Unit/Flat **Agent Comments** storage cage

**Indicative Selling Price** \$550,000 - \$599,000 **Median Unit Price** Year ending June 2024: \$490,000

## Comparable Properties



517/300 Swanston St MELBOURNE 3000 (REI) Agent Comments

Agent Comments

Price: \$525,000 Method: Private Sale Date: 07/08/2024

Rooms: 2

Property Type: Apartment



807/300 Swanston St MELBOURNE 3000 (REI) Agent Comments

Price: \$510,000 Method: Private Sale Date: 05/07/2024

Property Type: Apartment



1402/152 Sturt St SOUTHBANK 3006 (REI/VG)

Price: \$500.000 Method: Private Sale Date: 14/03/2024

Property Type: Apartment

Account - MICM Real Estate | P: 03 9697 8888 | F: 03 9697 8822





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