

## 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

4013/639 LONSDALE STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2023

to

30 Jun 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

41/33 JEFFCOTT STREET WEST MELBOURNE VIC 3003	\$775,000	12-Jul-24
700/118 KAVANAGH STREET SOUTHBANK VIC 3006	\$806,888	23-Apr-24
1500/118 KAVANAGH STREET SOUTHBANK VIC 3006	\$830,000	11-Jun-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: 25 July 2024



**41/33 JEFFCOTT STREET WEST  
MELBOURNE VIC 3003**

3 2 1

Sold Price

<sup>RS</sup>

**\$775,000**

Sold Date

**12-Jul-24**

Distance

**0.37km**



**700/118 KAVANAGH STREET  
SOUTHBANK VIC 3006**

3 2 1

Sold Price

**\$806,888**

Sold Date

**23-Apr-24**

Distance

**1.36km**



**1500/118 KAVANAGH STREET  
SOUTHBANK VIC 3006**

3 2 1

Sold Price

<sup>RS</sup>

**\$830,000**

Sold Date

**11-Jun-24**

Distance

**1.36km**

RS = Recent sale

UN = Undisclosed Sale

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