

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

3506/618 LONSDALE STREET MELBOURNE VIC 3000

Indicative selling price

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

Single Price

or range
between

\$520,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2022

to

30 Jun 2023

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

3406/618 LONSDALE STREET MELBOURNE VIC 3000	\$505,000	14-Jan-23
71/538 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$547,500	17-Feb-23
4407/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$607,000	24-Dec-22

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: 06 July 2023

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**3406/618 LONSDALE STREET
 MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$505,000** Sold Date **14-Jan-23**

Distance **0km**



**71/538 LITTLE LONSDALE STREET
 MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$547,500** Sold Date **17-Feb-23**

Distance **0.09km**



**4407/601 LITTLE LONSDALE
 STREET MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$607,000** Sold Date **24-Dec-22**

Distance **0.04km**

RS = Recent sale **UN** = Undisclosed Sale

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