

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

613/408 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

\$187,000

&

\$205,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2020

to

31 Jan 2021

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

708/480-490 Collins Street Melbourne VIC 3000	\$188,000	17-Dec-20
805/160 Little Lonsdale Street Melbourne VIC 3000	\$201,000	09-Nov-20
610/243-263 Franklin Street Melbourne VIC 3000	\$221,000	25-Nov-20

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: 10 February 2021

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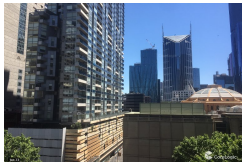
**708/480-490 Collins Street
Melbourne VIC 3000**

 -  1  -

Sold Price

^{RS} **\$188,000** Sold Date **17-Dec-20**

Distance **0.63km**



**805/160 Little Lonsdale Street
Melbourne VIC 3000**

 1  1  -

Sold Price

\$201,000 Sold Date **09-Nov-20**

Distance **0.68km**



**610/243-263 Franklin Street
Melbourne VIC 3000**

 1  1  -

Sold Price

^{RS} **\$221,000** Sold Date **25-Nov-20**

Distance **0.43km**

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

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