

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

3103/618 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

\$620,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2020

to

30 Apr 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

2110/618 Lonsdale Street Melbourne VIC 3000	\$630,000	24-Jun-20
2208/618 Lonsdale Street Melbourne VIC 3000	\$620,800	06-May-20
2308/618 Lonsdale Street Melbourne VIC 3000	\$618,000	26-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: 29 May 2021



2110/618 Lonsdale Street Melbourne VIC 3000

Sold Price \$630,000 Sold Date 24-Jun-20

2 2 1

Distance -



2208/618 Lonsdale Street Melbourne VIC 3000

Sold Price \$620,800 Sold Date 06-May-20

2 2 1

Distance -



2308/618 Lonsdale Street Melbourne VIC 3000

Sold Price \$618,000 Sold Date 26-Nov-20

2 2 1

Distance -

RS = Recent sale UN = Undisclosed Sale

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