

# 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 3003/639 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)

Single Price

\$0

### Median sale price

Median price

\$370,000

Property Type

House

Suburb

Melbourne (3000)

Period - From

01/07/2022

to

01/07/2023

Source

REA

### Comparable property sales

**A** These are two 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	Price	Date of sale
304/100 EXHIBITION STREET, MELBOURNE VIC 3000	\$315,000	15/07/2023
2403/11 ROSE LANE, MELBOURNE VIC 3000	\$335,000	30/06/2023

**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: 22/08/2023