

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

2302/639 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

\$490,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2021

to

30 Sep 2022

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

4201/639 LONSDALE STREET MELBOURNE VIC 3000	\$473,000	29-Aug-22
2106/618 LONSDALE STREET MELBOURNE VIC 3000	\$491,999	24-Jul-22
151/538 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$510,000	04-Jul-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.~~

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**4201/639 LONSDALE STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price

^{RS}

\$473,000

Sold Date

29-Aug-22

Distance

0km



**2106/618 LONSDALE STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price

\$491,999

Sold Date

24-Jul-22

Distance

0.14km



**151/538 LITTLE LONSDALE STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price

\$510,000

Sold Date

04-Jul-22

Distance

0.2km

RS = Recent sale

UN = Undisclosed Sale

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