

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

920/408 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

\$200,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2021

to

31 May 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

314/408 LONSDALE STREET MELBOURNE VIC 3000	\$205,000	30-Mar-22
803/408 LONSDALE STREET MELBOURNE VIC 3000	\$180,000	10-Sep-21
915/408 LONSDALE STREET MELBOURNE VIC 3000	\$200,000	23-Dec-21

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: 22 June 2022



**314/408 LONSDALE STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$205,000** Sold Date **30-Mar-22**

Distance -



**803/408 LONSDALE STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$180,000** Sold Date **10-Sep-21**

Distance -



**915/408 LONSDALE STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$200,000** Sold Date **23-Dec-21**

Distance -



**411/408 LONSDALE STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price Sold Date **27-Apr-21**

Distance -

RS = Recent sale

UN = Undisclosed Sale

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