

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	4412/639 Lonsdale Street, Melbourne, VIC 3000
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price	\$690,000
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Median sale price

Median price	\$535,000	Property Type	Apartment	Suburb	Melbourne (3000)
Period - From	30/04/2022	to	01/03/2023	Source	realestate.com.au

Comparable property sales

A These are the three 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
612/639 LONSDALE STREET, MELBOURNE VIC 3000	\$685,000	03/11/2023
3707/601 LITTLE LONSDALE STREET, MELBOURNE VIC 3000	\$620,000	23/01/2023
1411/68 LA TROBE STREET, MELBOURNE VIC 3000	\$670,000	19/12/2022

This Statement of Information was prepared on: 10/04/2023