

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

102/639 Lonsdale Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$530,000

Property Type Unit

Suburb Melbourne

Period - From 01/10/2022

to 31/12/2022

Source REIV

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 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
1	2605/65 Dudley St WEST MELBOURNE 3003	\$540,000	07/02/2023
2	2112/618 Lonsdale St MELBOURNE 3000	\$530,000	30/11/2022
3	3211/639 Lonsdale St MELBOURNE 3000	\$520,000	30/01/2023

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 six months.~~

This Statement of Information was prepared on:

15/03/2023 12:04



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
December quarter 2022: \$530,000

Comparable Properties



2605/65 Dudley St WEST MELBOURNE 3003
(REI)

Agent Comments

2 2 1

Price: \$540,000
Method: Private Sale
Date: 07/02/2023
Property Type: Apartment



2112/618 Lonsdale St MELBOURNE 3000
(REI/VG)

Agent Comments

2 1 1

Price: \$530,000
Method: Sold Before Auction
Date: 30/11/2022
Property Type: Apartment



3211/639 Lonsdale St MELBOURNE 3000
(REI/VG)

Agent Comments

2 2 -

Price: \$520,000
Method: Private Sale
Date: 30/01/2023
Property Type: Apartment