

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

3602/639 Lonsdale Street, Melbourne Vic 3000

Indicative selling price

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

Single price

\$450,000

Median sale price

Median price

\$455,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/04/2019

to

30/06/2019

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	5009/33 Rose La MELBOURNE 3000	\$460,000	30/05/2019
2	1209/25 Therry St MELBOURNE 3000	\$448,000	03/08/2019
3	3502/639 Lonsdale St MELBOURNE 3000	\$440,000	24/04/2019

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:

16/09/2019

Spencer Nguyen

9603 1400

0487 888 907

spencern@bradyresidential.com.au

Indicative Selling Price

\$450,000

Median Unit Price

June quarter 2019: \$455,000



Property Type:

Agent Comments

Comparable Properties



5009/33 Rose La MELBOURNE 3000 (REI)

Agent Comments



Price: \$460,000

Method: Private Sale

Date: 30/05/2019

Property Type: Apartment



1209/25 Therry St MELBOURNE 3000 (REI)

Agent Comments



Price: \$448,000

Method: Private Sale

Date: 03/08/2019

Rooms: 3

Property Type: Apartment

3502/639 Lonsdale St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$440,000

Method: Private Sale

Date: 24/04/2019

Rooms: 3

Property Type: Flat/Unit/Apartment (Res)