

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

1103/408 Lonsdale Street, Melbourne Vic 3000

Indicative selling price

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

Single price

\$248,000

Median sale price

Median price

\$520,500

Property Type

Unit

Suburb

Melbourne

Period - From

01/04/2022

to

30/06/2022

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	512/181 Abeckett St MELBOURNE 3000	\$260,000	09/07/2022
2	2303/557 Little Lonsdale St MELBOURNE 3000	\$260,000	27/05/2022
3	312/399 Bourke St MELBOURNE 3000	\$250,000	01/08/2022

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:

12/09/2022 13:21



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Property Type: Studio Apartment

Agent Comments

Indicative Selling Price

\$248,000

Median Unit Price

June quarter 2022: \$520,500

Comparable Properties



512/181 Abeckett St MELBOURNE 3000 (REI/VG)

Agent Comments

1
 1
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Price: \$260,000

Method: Private Sale

Date: 09/07/2022

Property Type: Apartment



2303/557 Little Lonsdale St MELBOURNE 3000 (REI/VG)

Agent Comments

1
 1
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Price: \$260,000

Method: Private Sale

Date: 27/05/2022

Property Type: Apartment



312/399 Bourke St MELBOURNE 3000 (REI)

Agent Comments

1
 1
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Price: \$250,000

Method: Private Sale

Date: 01/08/2022

Property Type: Apartment