

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

4501/639 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

\$410,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2021

to

30 Jun 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

4302/639 LONSDALE STREET MELBOURNE VIC 3000	\$435,000	21-Apr-22
1802/33 ROSE LANE MELBOURNE VIC 3000	\$410,000	08-Feb-22
1212/618 LONSDALE STREET MELBOURNE VIC 3000	\$420,000	03-Mar-22

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.~~

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Kevin Zhang

P 0411368128

M 0411368128

E kevin.zhang@ereal.com.au



**4302/639 LONSDALE STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$435,000** Sold Date **21-Apr-22**

Distance -



**1802/33 ROSE LANE MELBOURNE
VIC 3000**

2 1 -

Sold Price **\$410,000** Sold Date **08-Feb-22**

Distance **0.06km**



**1212/618 LONSDALE STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$420,000** Sold Date **03-Mar-22**

Distance **0.14km**

RS = Recent sale

UN = Undisclosed Sale

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