

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

719/408 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

or range
between

\$200,000

&

\$220,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$417,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2022

to

30 Jun 2023

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

102/408 LONSDALE STREET MELBOURNE VIC 3000	\$200,000	30-Mar-23
617/408 LONSDALE STREET MELBOURNE VIC 3000	\$192,000	28-Feb-23
901/408 LONSDALE STREET MELBOURNE VIC 3000	\$275,000	10-Mar-23

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.~~

This Statement of Information was prepared on: 19 July 2023



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**102/408 LONSDALE STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$200,000** Sold Date **30-Mar-23**

Distance **0km**



**617/408 LONSDALE STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$192,000** Sold Date **28-Feb-23**

Distance **0km**



**901/408 LONSDALE STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$275,000** Sold Date **10-Mar-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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