

## 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

106/618 LONSDALE STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$599,000

&

\$658,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$412,375

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2023

to

30 Apr 2024

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

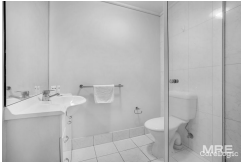
Date of sale

2506/668 BOURKE STREET MELBOURNE VIC 3000	\$650,000	02-Apr-24
512/105 BATMAN STREET WEST MELBOURNE VIC 3003	\$640,000	24-Apr-24
1611/68 LA TROBE STREET MELBOURNE VIC 3000	\$655,000	21-Dec-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: 07 May 2024



**2506/668 BOURKE STREET  
MELBOURNE VIC 3000**

 2  2  1

Sold Price **\$650,000** Sold Date **02-Apr-24**

Distance **0.24km**

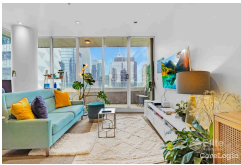


**512/105 BATMAN STREET WEST  
MELBOURNE VIC 3003**

 2  2  1

Sold Price <sup>RS</sup> **\$640,000** Sold Date **24-Apr-24**

Distance **0.46km**



**1611/68 LA TROBE STREET  
MELBOURNE VIC 3000**

 2  2  1

Sold Price **\$655,000** Sold Date **21-Dec-23**

Distance **1.3km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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