## 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	4407/639 Lonsdale Street, Melbourne Vic 3000
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$325,000	&	\$350,000
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### Median sale price

Median price	\$488,800	Pro	perty Type Ur	nit		Suburb	Melbourne
Period - From	01/04/2023	to	31/03/2024	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	1012/7 Katherine PI MELBOURNE 3000	\$345,000	26/04/2024
2	1120/55 Merchant St DOCKLANDS 3008	\$335,000	20/03/2024
3	614/838 Bourke St DOCKLANDS 3008	\$349,000	19/03/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	30/04/2024 13:01









**Property Type:** Apartment Agent Comments

Indicative Selling Price \$325,000 - \$350,000 Median Unit Price Year ending March 2024: \$488,800

# Comparable Properties

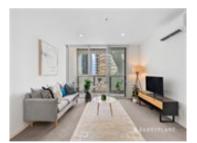


1012/7 Katherine PI MELBOURNE 3000 (REI)

Price: \$345,000 Method: Private Sale Date: 26/04/2024

Property Type: Apartment

**Agent Comments** 



1120/55 Merchant St DOCKLANDS 3008 (REI)

Price: \$335,000 Method: Private Sale Date: 20/03/2024 Rooms: 3

Property Type: Apartment

**Agent Comments** 



614/838 Bourke St DOCKLANDS 3008 (REI)

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Price: \$349,000 Method: Private Sale Date: 19/03/2024 Rooms: 3

Property Type: Apartment

**Agent Comments** 

Account - Bow Residential | P: (03) 8672 2942





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