

# 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

4407/639 Lonsdale Street, Melbourne Vic 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$355,000

&

\$385,000

### Median sale price

Median price

\$488,800

Property Type

Unit

Suburb

Melbourne

Period - From

01/04/2023

to

31/03/2024

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	2912/350 William St MELBOURNE 3000	\$380,000	03/02/2024
2	410/639 Little Bourke St MELBOURNE 3000	\$372,500	24/01/2024
3	1705/280 Spencer St MELBOURNE 3000	\$366,000	22/02/2024

**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:

21/04/2024 20:02



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**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$355,000 - \$385,000

**Median Unit Price**

Year ending March 2024: \$488,800

## Comparable Properties



**2912/350 William St MELBOURNE 3000 (VG)**

Agent Comments

1 - -

**Price:** \$380,000

**Method:** Sale

**Date:** 03/02/2024

**Property Type:** Flat/Unit/Apartment (Res)



**410/639 Little Bourke St MELBOURNE 3000 (REI/VG)**

Agent Comments

1 1 -

**Price:** \$372,500

**Method:** Private Sale

**Date:** 24/01/2024

**Property Type:** Unit



**1705/280 Spencer St MELBOURNE 3000 (VG)**

Agent Comments

1 - -

**Price:** \$366,000

**Method:** Sale

**Date:** 22/02/2024

**Property Type:** Flat/Unit/Apartment (Res)

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