

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

4909/560 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

\$1,130,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$408,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2024

to

28 Feb 2025

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

5706/560 LONSDALE STREET MELBOURNE VIC 3000	\$1,180,088	18-Nov-24
6103/500 ELIZABETH STREET MELBOURNE VIC 3000	\$1,150,000	11-Oct-24
2705/668 BOURKE STREET MELBOURNE VIC 3000	\$1,150,000	01-Oct-24

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: 03 March 2025



**5706/560 LONSDALE STREET
MELBOURNE VIC 3000**

3 2 1

Sold Price

^{RS} **\$1,180,088** Sold Date **18-Nov-24**

Distance **0km**



**6103/500 ELIZABETH STREET
MELBOURNE VIC 3000**

3 2 1

Sold Price

\$1,150,000 Sold Date **11-Oct-24**

Distance **0.83km**



**2705/668 BOURKE STREET
MELBOURNE VIC 3000**

3 2 2

Sold Price

Sold Date **01-Oct-24**

Distance **0.32km**

RS = Recent sale

UN = Undisclosed Sale

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