Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address	2901/618 Lonsdale Street, Melbourne Vic 3000
Including suburb and	
postcode	

Indicative selling price

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

Single price	\$905,000

Median sale price

Median price	\$450,000	Pro	perty Type	Unit		Suburb	Melbourne
Period - From	01/07/2023	to	30/09/2023		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

Aut	areas or comparable property	1 1100	Date of Sale
1	3011/60 Kavanagh St SOUTHBANK 3006	\$925,000	06/11/2023
2	2802/180 City Rd SOUTHBANK 3006	\$910,000	27/11/2023
3	56/83 Whiteman St SOUTHBANK 3006	\$900,000	05/06/2023

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:	05/12/2023 16:05



Date of sale





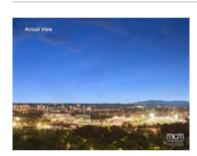




Property Type: Apartment **Agent Comments**

Indicative Selling Price \$905,000 **Median Unit Price** September quarter 2023: \$450,000

Comparable Properties



3011/60 Kavanagh St SOUTHBANK 3006 (REI) Agent Comments

Price: \$925,000 Method: Private Sale Date: 06/11/2023

Property Type: Apartment



2802/180 City Rd SOUTHBANK 3006 (REI)





Price: \$910,000

Method: Sold Before Auction

Date: 27/11/2023

Property Type: Apartment

Agent Comments



56/83 Whiteman St SOUTHBANK 3006

(REI/VG)

= 3

Price: \$900,000 Method: Private Sale Date: 05/06/2023

Rooms: 6

Property Type: Apartment

Agent Comments

Account - MICM Real Estate | P: 03 9697 8888 | F: 03 9697 8822



