

# 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

707/408 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)

Single price

\$185,000

### Median sale price

Median price

\$485,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/04/2023

to

30/06/2023

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	Price	Date of sale
1	102/408 Lonsdale St MELBOURNE 3000	\$200,000	30/03/2023
2	617/408 Lonsdale St MELBOURNE 3000	\$192,000	28/02/2023
3	1112/43 Therry St MELBOURNE 3000	\$185,000	29/04/2023

**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:

07/08/2023 12:16



2   
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**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**

\$185,000

**Median Unit Price**

June quarter 2023: \$485,000

## Comparable Properties



**102/408 Lonsdale St MELBOURNE 3000 (VG)**

Agent Comments

1   
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**Price:** \$200,000

**Method:** Sale

**Date:** 30/03/2023

**Property Type:** Strata Unit/Flat

**617/408 Lonsdale St MELBOURNE 3000 (VG)**

Agent Comments

1   
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**Price:** \$192,000

**Method:** Sale

**Date:** 28/02/2023

**Property Type:** Strata Unit/Flat



**1112/43 Therry St MELBOURNE 3000 (VG)**

Agent Comments

1   
 -   
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**Price:** \$185,000

**Method:** Sale

**Date:** 29/04/2023

**Property Type:** Strata Unit/Flat

**Account** - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811