

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

4109/639 Lonsdale Street, Melbourne Vic 3000

Indicative selling price

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

Single price

\$580,000

Median sale price

Median price

\$450,000

Property Type

Unit

Suburb

Melbourne

Period - From

11/02/2019

to

10/02/2020

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	4103/220 Spencer St MELBOURNE 3000	\$610,000	16/08/2019
2	3303/220 Spencer St MELBOURNE 3000	\$608,800	06/09/2019
3	3404/568 Collins St MELBOURNE 3000	\$585,000	21/10/2019

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:

11/02/2020 16:30

4109/639 Lonsdale Street, Melbourne Vic 3000



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$580,000

Median Unit Price

11/02/2019 - 10/02/2020: \$450,000

Comparable Properties



4103/220 Spencer St MELBOURNE 3000 (REI) Agent Comments



Price: \$610,000

Method: Private Sale

Date: 16/08/2019

Rooms: 6

Property Type: Apartment



3303/220 Spencer St MELBOURNE 3000 (REI) Agent Comments



Price: \$608,800

Method: Private Sale

Date: 06/09/2019

Rooms: 5

Property Type: Apartment



3404/568 Collins St MELBOURNE 3000 (REI) Agent Comments



Price: \$585,000

Method: Private Sale

Date: 21/10/2019

Property Type: Apartment

Account - Elite RE | P: 03 9663 9977 | F: (03)96638800



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.