



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

1702/560 Lonsdale Street, Melbourne, 3000

Indicative selling price

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

Single price

or range between

\$560,000.00

&

\$610,000.00

Median sale price

Median price

\$432,750.00

Property type

Unit/Apartment

Suburb

MELBOURNE

Period - From

Mar 2022

to

Feb 2023

Source

Corelogic

Comparable property sales

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
4605/228 LA TROBE STREET MELBOURNE VIC 3000	\$558,000.00	6/02/2023
2901B/250 SPENCER STREET MELBOURNE VIC 3000	\$560,000.00	16/01/2023
1106/250 ELIZABETH STREET MELBOURNE VIC 3000	\$580,000.00	11/10/2022

This Statement of Information was prepared on: Friday 31st March 2023