

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

314/408 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

\$195,000

&

\$215,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2021

to

31 Jan 2022

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

1008/408 Lonsdale Street Melbourne VIC 3000	\$220,000	30-Jul-21
108/441 Lonsdale Street Melbourne VIC 3000	\$205,000	26-Nov-21
1606/181 A'Beckett Street Melbourne VIC 3000	\$210,000	18-Oct-21

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: 28 February 2022



1008/408 Lonsdale Street Melbourne VIC 3000

Sold Price **\$220,000** Sold Date **30-Jul-21**

 -  1  -

Distance -

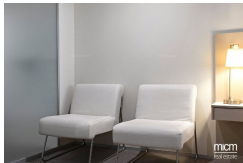


108/441 Lonsdale Street Melbourne VIC 3000

Sold Price **\$205,000** Sold Date **26-Nov-21**

 1  1  -

Distance **0.15km**



1606/181 A'Beckett Street Melbourne VIC 3000

Sold Price **\$210,000** Sold Date **18-Oct-21**

 1  1  -

Distance **0.3km**

RS = Recent sale

UN = Undisclosed Sale

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