

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

915/408 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

\$209,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$427,750

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2020

to

30 Nov 2021

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
411/408 Lonsdale Street Melbourne VIC 3000	\$200,000	27-Apr-21
613/408 Lonsdale Street Melbourne VIC 3000	\$188,888	05-Mar-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: 10 December 2021



**1008/408 Lonsdale Street
Melbourne VIC 3000**

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

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Distance -



**411/408 Lonsdale Street Melbourne
VIC 3000**

Sold Price **\$200,000** Sold Date **27-Apr-21**

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Distance -



**613/408 Lonsdale Street Melbourne
VIC 3000**

Sold Price **\$188,888** Sold Date **05-Mar-21**

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Distance -

RS = Recent sale **UN** = Undisclosed Sale

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