

# 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

411/408 Lonsdale Street, Melbourne Vic 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$248,000 & \$272,000

### Median sale price

Median price \$547,500 Property Type Unit Suburb Melbourne

Period - From 01/01/2020 to 31/12/2020 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	1015/408 Lonsdale St MELBOURNE 3000	\$285,000	09/09/2020
2	704/17 Singers La MELBOURNE 3000	\$263,000	13/11/2020
3	97/131 Lonsdale St MELBOURNE 3000	\$250,000	13/10/2020

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:

25/01/2021 14:59



**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$248,000 - \$272,000

**Median Unit Price**

Year ending December 2020: \$547,500

## Comparable Properties



**1015/408 Lonsdale St MELBOURNE 3000 (VG)** Agent Comments



**Price:** \$285,000

**Method:** Sale

**Date:** 09/09/2020

**Property Type:** Strata Unit/Flat



**704/17 Singers La MELBOURNE 3000 (VG)** Agent Comments



**Price:** \$263,000

**Method:** Sale

**Date:** 13/11/2020

**Property Type:** Flat/Unit/Apartment (Res)



**97/131 Lonsdale St MELBOURNE 3000 (VG)** Agent Comments



**Price:** \$250,000

**Method:** Sale

**Date:** 13/10/2020

**Property Type:** Flat/Unit/Apartment (Res)