

## 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

4904/560 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$790,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$413,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2023

to

31 Oct 2024

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

2904/560 LONSDALE STREET MELBOURNE VIC 3000	\$783,000	29-Jun-24
4306/560 LONSDALE STREET MELBOURNE VIC 3000	\$808,000	09-Jun-24
5010/560 LONSDALE STREET MELBOURNE VIC 3000	\$815,000	18-Jun-24

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: 20 November 2024

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**2904/560 LONSDALE STREET  
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$783,000** Sold Date **29-Jun-24**

Distance **0km**

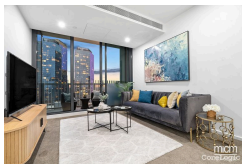


**4306/560 LONSDALE STREET  
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$808,000** Sold Date **09-Jun-24**

Distance **0km**



**5010/560 LONSDALE STREET  
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$815,000** Sold Date **18-Jun-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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