



## 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

4305/639 Lonsdale Street, Melbourne, 3000

### Indicative selling price

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

Single price

or range between

\$495,100.00

&

\$520,000.00

### Median sale price

Median price

\$420,000.00

Property type

Unit/Apartment

Suburb

MELBOURNE

Period - From

May 2021

to

Apr 2022

Source

REIV

### 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
5913/228 LA TROBE STREET MELBOURNE VIC 3000	\$519,000.00	4/12/2021
2904/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$498,000.00	18/12/2021
1107/318 RUSSELL STREET MELBOURNE VIC 3000	\$510,000.00	14/12/2021

This Statement of Information was prepared on: Wednesday 11th May 2022