

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

1107/639 Lonsdale St, Melbourne VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

single price

* 349,000.00

or range between

to

Median sale price

Median price

\$ 385,000.00

Property type

unit

Suburb

Melbourne

Period - From

2020 Q1

to

2020 Q4

Source

REIV

Comparable property sales

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	4009/568 Collins St, Melbourne	\$ 362,000.00	01/12/2020
2	426/57 Spencer St, Melbourne	\$ 400,000.00	02/11/2020
3	55/24-38 Lt Bourke St, Melbourne	\$ 385,000.00	27/08/2020

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: 19/02/2021