



## 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

2503/618 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

\$660,000.00

&

\$700,000.00

### Median sale price

Median price

\$450,000.00

Property type

Suburb

MELBOURNE

Period - From

Jul 2023

to

Sep 2023

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
3903/45 Clarke St SOUTHBANK 3006	\$695,000.00	25/09/2023
1410/60 Kavanagh St SOUTHBANK 3006	\$690,000.00	4/11/2023
1503/618 Lonsdale St MELBOURNE 3000	\$660,000.00	15/12/2023

This Statement of Information was prepared on:

Wednesday 20th December 2023