

## 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

1610/639 LONSDALE STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$580,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2022

to

31 May 2023

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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 2905/639 LONSDALE STREET MELBOURNE VIC 3000 | \$594,999 | 08-Dec-22 |
| 612/639 LONSDALE STREET MELBOURNE VIC 3000  | \$685,000 | 07-Mar-23 |
| 4312/639 LONSDALE STREET MELBOURNE VIC 3000 | \$690,000 | 10-Apr-23 |

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: 28 June 2023

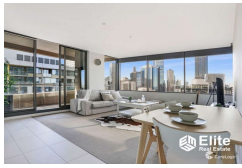


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**2905/639 LONSDALE STREET  
MELBOURNE VIC 3000**

2 1 1

Sold Price

**\$594,999**

Sold Date **08-Dec-22**

Distance

**0km**



**612/639 LONSDALE STREET  
MELBOURNE VIC 3000**

2 2 1

Sold Price

**\$685,000**

Sold Date **07-Mar-23**

Distance

**0km**



**4312/639 LONSDALE STREET  
MELBOURNE VIC 3000**

2 2 1

Sold Price

**\$690,000**

Sold Date **10-Apr-23**

Distance

**0km**

RS = Recent sale

UN = Undisclosed Sale

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