

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

2205/639 LONSDALE STREET MELBOURNE VIC 3000

Indicative selling price

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

Single Price

or range
between

\$499,000

&

\$548,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$432,750

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2022

to

31 Mar 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

111C/568-580 COLLINS STREET MELBOURNE VIC 3000	\$530,000	12-Oct-22
604/815 BOURKE STREET DOCKLANDS VIC 3008	\$515,000	21-Nov-22
5415/160 VICTORIA STREET CARLTON VIC 3053	\$520,000	01-Dec-22

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.~~

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**111C/568-580 COLLINS STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$530,000** Sold Date **12-Oct-22**

Distance **0.38km**

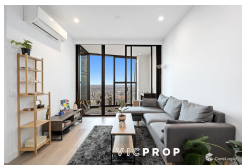


**604/815 BOURKE STREET
DOCKLANDS VIC 3008**

2 1 -

Sold Price **\$515,000** Sold Date **21-Nov-22**

Distance **0.92km**



**5415/160 VICTORIA STREET
CARLTON VIC 3053**

2 1 -

Sold Price **\$520,000** Sold Date **01-Dec-22**

Distance **1.27km**

RS = Recent sale

UN = Undisclosed Sale

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