

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

2412/639 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

\$535,000

&

\$585,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$421,400

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2022

to

30 Apr 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

2811/639 LONSDALE STREET MELBOURNE VIC 3000	\$535,000	10-May-23
1603A/8 FRANKLIN STREET MELBOURNE VIC 3000	\$575,000	28-Nov-22
403/60 KAVANAGH STREET SOUTHBANK VIC 3006	\$565,000	14-Mar-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: 23 May 2023



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**2811/639 LONSDALE STREET
MELBOURNE VIC 3000**

2 2 -

Sold Price

^{RS} **\$535,000** Sold Date **10-May-23**

Distance **0km**



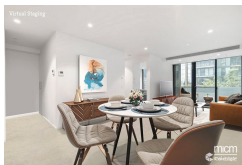
**1603A/8 FRANKLIN STREET
MELBOURNE VIC 3000**

2 2 -

Sold Price

\$575,000 Sold Date **28-Nov-22**

Distance **1.16km**



**403/60 KAVANAGH STREET
SOUTHBANK VIC 3006**

2 2 -

Sold Price

^{RS} **\$565,000** Sold Date **14-Mar-23**

Distance **1.33km**

RS = Recent sale

UN = Undisclosed Sale

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