

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

2705/639 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

\$585,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2022

to

31 Dec 2022

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

4006/200 SPENCER STREET MELBOURNE VIC 3000

\$610,000

21-Nov-22

2811/618 LONSDALE STREET MELBOURNE VIC 3000

\$585,000

30-Nov-22

601/228 A'BECKETT STREET MELBOURNE VIC 3000

\$620,000

17-Oct-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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**4006/200 SPENCER STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$610,000** Sold Date **21-Nov-22**

Distance **0.1km**



**2811/618 LONSDALE STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price ^{RS} **\$585,000** Sold Date **30-Nov-22**

Distance **0.14km**



**601/228 A'BECKETT STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$620,000** Sold Date **17-Oct-22**

Distance **0.64km**

RS = Recent sale

UN = Undisclosed Sale

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