

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

3603/639 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

\$310,000

&

\$341,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$429,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2021

to

30 Nov 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

1004/639 LONSDALE STREET MELBOURNE VIC 3000	\$309,000	31-Aug-22
3904/639 LONSDALE STREET MELBOURNE VIC 3000	\$345,000	21-Jul-22
1308/639 LONSDALE STREET MELBOURNE VIC 3000	\$397,500	25-Sep-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.~~

This Statement of Information was prepared on: 09 December 2022



**1004/639 LONSDALE STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price

\$309,000

Sold Date

31-Aug-22

Distance

0km



**3904/639 LONSDALE STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price

^{RS} **\$345,000**

Sold Date

21-Jul-22

Distance

0km



**1308/639 LONSDALE STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price

\$397,500

Sold Date

25-Sep-22

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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