

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

4312/639 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

\$625,000

&

\$685,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$432,750

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2022

to

28 Feb 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

1411/68 LA TROBE STREET MELBOURNE VIC 3000	670000	20-Dec-22
1111/68 LA TROBE STREET MELBOURNE VIC 3000	685000	09-Nov-22
1315A/58 JEFFCOTT STREET WEST MELBOURNE VIC 3003	650000	18-Jan-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.~~

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**1411/68 LA TROBE STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price

670000 Sold Date **20-Dec-22**

Distance **1.4km**



**1111/68 LA TROBE STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price

685000 Sold Date **09-Nov-22**

Distance **1.4km**



**1315A/58 JEFFCOTT STREET WEST
MELBOURNE VIC 3003**

2 2 1

Sold Price

650000 Sold Date **18-Jan-23**

Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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