

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 1208/408 Lonsdale Street, Melbourne, VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range \$238,888 & \$258,888

Median sale price

Median price \$490,000 Property Type House Suburb Melbourne (3000)

Period - From 13/02/2019 to 13/02/2020 Source realestate.com.au

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
803/243 FRANKLIN STREET, MELBOURNE VIC 3000	\$244,000	09/01/2020
2406/181 ABECKETT STREET, MELBOURNE VIC 3000	\$270,000	17/10/2019
604/181 ABECKETT STREET, MELBOURNE VIC 3000	\$235,000	14/10/2019

This Statement of Information was prepared on: 13/02/2020