

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

1607/639 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

\$350,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2018

to

31 Oct 2019

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

3409/220 Spencer Street Melbourne VIC 3000	\$365,000	03-Jun-19
807/639 Lonsdale Street Melbourne VIC 3000	\$365,000	31-Jul-19
604/33 Rose Lane Melbourne VIC 3000	\$365,000	30-Sep-19

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: 25 November 2019

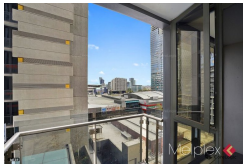


**3409/220 Spencer Street
 Melbourne VIC 3000**

 1  1  -

Sold Price **\$365,000** Sold Date **03-Jun-19**

Distance -



**807/639 Lonsdale Street
 Melbourne VIC 3000**

 1  1  -

Sold Price Sold Date **31-Jul-19**

Distance -



**604/33 Rose Lane Melbourne VIC
 3000**

 1  1  -

Sold Price ^{RS} **\$365,000** Sold Date **30-Sep-19**

Distance **0.06km**

RS = Recent sale **UN** = Undisclosed Sale

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