

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

1017/408 Lonsdale Street, Melbourne Vic 3000

Indicative selling price

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

Single price

\$285,000

Median sale price

Median price

\$530,000

House

Unit

X

Suburb

Melbourne

Period - From

01/01/2018

to

31/03/2018

Source

REIV

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 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
1	3509A/8 Franklin St MELBOURNE 3000	\$288,000	13/02/2018
2	1111/133-139 City Rd SOUTHBANK 3006	\$283,500	21/02/2018
3	1005/33 Clarke St SOUTHBANK 3006	\$282,000	23/01/2018

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 six months.

1017/408 Lonsdale Street, Melbourne Vic 3000



 1  1 

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$285,000

Median Unit Price
March quarter 2018: \$530,000

Comparable Properties

3509A/8 Franklin St MELBOURNE 3000 (VG) **Agent Comments**

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Price: \$288,000
Method: Sale
Date: 13/02/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



1111/133-139 City Rd SOUTHBANK 3006 (REI) **Agent Comments**

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Price: \$283,500
Method: Private Sale
Date: 21/02/2018
Rooms: -
Property Type: Apartment



1005/33 Clarke St SOUTHBANK 3006 (REI) **Agent Comments**

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Price: \$282,000
Method: Private Sale
Date: 23/01/2018
Rooms: 3
Property Type: Apartment