

## 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

2906/639 Lonsdale Street Melbourne VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$590,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2019

to

30 Sep 2020

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

3017/220 Spencer Street Melbourne VIC 3000	\$620,000	08-Jul-20
3307/618 Lonsdale Street Melbourne VIC 3000	\$593,000	18-Aug-20
809/8 Waterview Walk Docklands VIC 3008	\$620,000	22-Jul-20

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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**3017/220 Spencer Street  
Melbourne VIC 3000**

2 2 1

Sold Price **\$620,000** Sold Date **08-Jul-20**

Distance -



**3307/618 Lonsdale Street  
Melbourne VIC 3000**

2 2 1

Sold Price **\$593,000** Sold Date **18-Aug-20**

Distance **0.13km**



**809/8 Waterview Walk Docklands  
VIC 3008**

2 2 1

Sold Price **\$620,000** Sold Date **22-Jul-20**

Distance **0.68km**

RS = Recent sale

UN = Undisclosed Sale

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