

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

901/639 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

\$460,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2020

to

31 Oct 2021

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

1308/33 Rose Lane Melbourne VIC 3000	\$473,000	29-Sep-21
902/200 Spencer Street Melbourne VIC 3000	\$480,000	12-Aug-21
602/462 Elizabeth Street Melbourne VIC 3000	\$490,000	17-Sep-21

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: 01 November 2021



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1308/33 Rose Lane Melbourne VIC 3000

Sold Price

^{RS}

\$473,000

Sold Date

29-Sep-21

1 1 1

Distance

-



902/200 Spencer Street Melbourne VIC 3000

Sold Price

\$480,000

Sold Date

12-Aug-21

2 1 1

Distance

0.11km



602/462 Elizabeth Street Melbourne VIC 3000

Sold Price

\$490,000

Sold Date

17-Sep-21

2 1 1

Distance

1.04km

RS = Recent sale

UN = Undisclosed Sale

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