

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

2905/639 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

\$560,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2020

to

31 Aug 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

67/801 Bourke Street Docklands VIC 3008	\$575,000	30-Jun-21
2908/231-245 Harbour Esplanade Docklands VIC 3008	\$580,000	17-Jul-21
6109/442-450 Elizabeth Street Melbourne VIC 3000	\$570,000	29-Jun-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.~~

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**67/801 Bourke Street Docklands
VIC 3008**

2 1 1

Sold Price

\$575,000

Sold Date

30-Jun-21

Distance

0.85km



**2908/231-245 Harbour Esplanade
Docklands VIC 3008**

2 1 1

Sold Price

\$580,000

Sold Date

17-Jul-21

Distance

0.94km



**6109/442-450 Elizabeth Street
Melbourne VIC 3000**

2 1 1

Sold Price

\$570,000

Sold Date

29-Jun-21

Distance

1.01km

RS = Recent sale

UN = Undisclosed Sale

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