

## 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

3502/639 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

\$420,000

&

\$430,000

### 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

4608/639 Lonsdale Street Melbourne VIC 3000	\$422,800	06-Apr-21
2405/38 Rose Lane Melbourne VIC 3000	\$430,000	24-Mar-21
2604/11 Rose Lane Melbourne VIC 3000	\$420,000	25-May-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: 03 November 2021



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**4608/639 Lonsdale Street  
 Melbourne VIC 3000**

2 1 -

Sold Price **\$422,800** Sold Date **06-Apr-21**

Distance -



**2405/38 Rose Lane Melbourne VIC  
 3000**

2 1 -

Sold Price **\$430,000** Sold Date **24-Mar-21**

Distance **0.07km**



**2604/11 Rose Lane Melbourne VIC  
 3000**

2 1 -

Sold Price **\$420,000** Sold Date **25-May-21**

Distance -

RS = Recent sale      UN = Undisclosed Sale

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