

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$630,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2019

to

30 Jun 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

| | | |
|--|-----------|-----------|
| 706/241 Harbour Esplanade Docklands VIC 3008 | \$630,000 | 06-Jul-20 |
| 1303/5 Caravel Lane Docklands VIC 3008 | \$647,500 | 26-Jun-20 |
| 1106/14 Kavanagh Street Southbank VIC 3006 | \$631,000 | 01-Jun-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.~~

This Statement of Information was prepared on: 25 July 2020

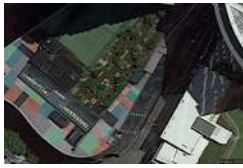


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**706/241 Harbour Esplanade
Docklands VIC 3008**

2 2 1

Sold Price

^{RS}

\$630,000

Sold Date

06-Jul-20

Distance

0.94km



**1303/5 Caravel Lane Docklands VIC
3008**

2 2 1

Sold Price

^{RS}

\$647,500

Sold Date

26-Jun-20

Distance

0.99km



**1106/14 Kavanagh Street Southbank
VIC 3006**

2 2 1

Sold Price

\$631,000

Sold Date

01-Jun-20

Distance

1.39km

RS = Recent sale

UN = Undisclosed Sale

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