

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

1008/618 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$409,999

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2022

to

30 Sep 2023

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

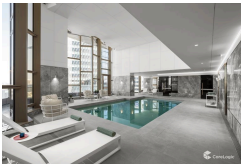
Date of sale

244-262 SPENCER STREET MELBOURNE VIC 3000	\$579,600	22-Aug-23
3107/200 SPENCER STREET MELBOURNE VIC 3000	\$616,500	07-Sep-23
502/393 SPENCER STREET WEST MELBOURNE VIC 3003	\$640,000	11-Sep-23

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: 27 October 2023


**244-262 SPENCER STREET
MELBOURNE VIC 3000**
 2
  2
  1

 Sold Price **\$579,600** Sold Date **22-Aug-23**

 Distance **0.12km**

**3107/200 SPENCER STREET
MELBOURNE VIC 3000**
 2
  2
  1

 Sold Price **\$616,500** Sold Date **07-Sep-23**

 Distance **0.24km**

**502/393 SPENCER STREET WEST
MELBOURNE VIC 3003**
 2
  2
  1

 Sold Price ^{RS} **\$640,000** Sold Date **11-Sep-23**

 Distance **0.44km**

RS = Recent sale

UN = Undisclosed Sale

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