

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

2310/639 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

\$580,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2023

to

31 May 2024

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

2015/220 SPENCER STREET MELBOURNE VIC 3000	\$580,000	14-Jun-24
2513/220 SPENCER STREET MELBOURNE VIC 3000	\$593,000	22-Mar-24
3502/220 SPENCER STREET MELBOURNE VIC 3000	\$610,000	17-Apr-24

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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**2015/220 SPENCER STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price ^{RS} **\$580,000** ^{UN} Sold Date **14-Jun-24**

Distance **0.05km**

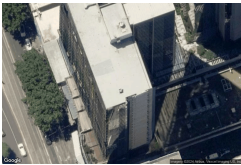


**2513/220 SPENCER STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$593,000** Sold Date **22-Mar-24**

Distance **0.05km**



**3502/220 SPENCER STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$610,000** Sold Date **17-Apr-24**

Distance **0.05km**

RS = Recent sale

UN = Undisclosed Sale

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