

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

2706/639 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

\$525,000

&

\$545,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$411,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2023

to

31 Dec 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

1009/250 ELIZABETH STREET MELBOURNE VIC 3000	545000	31-Oct-23
2401/350 WILLIAM STREET MELBOURNE VIC 3000	535000	29-Nov-23
103/639 LONSDALE STREET MELBOURNE VIC 3000	500000	24-Aug-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.~~

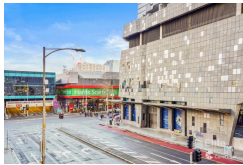
This Statement of Information was prepared on: 08 January 2024

**1009/250 ELIZABETH STREET
MELBOURNE VIC 3000**

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Sold Price **545000** Sold Date **31-Oct-23**Distance **0.9km****2401/350 WILLIAM STREET
MELBOURNE VIC 3000**

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Sold Price ^{RS} **535000** Sold Date **29-Nov-23**Distance **0.52km****103/639 LONSDALE STREET
MELBOURNE VIC 3000**

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Sold Price **500000** Sold Date **24-Aug-23**Distance **-**

RS = Recent sale

UN = Undisclosed Sale

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