

# Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

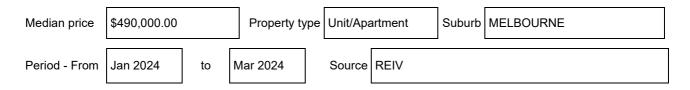
Address Including suburb and postcode 3012/618 Lonsdale Street, Melbourne, 3000

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price	or range between \$52	20,000.00 &	\$550,000.00
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### Median sale price



## Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1901/283 City Rd SOUTHBANK 3006	\$550,000.00	1/11/2023
216/538 LITTLE LONSDALE St MELBOURNE 3000	\$545,000.00	10/11/2023
3612/618 Lonsdale St MELBOURNE 3000	\$535,000.00	13/04/2024

This Statement of Information was prepared on: Thursday 18th April 2024

