

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

4203/639 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

\$350,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$417,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2022

to

31 Jul 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

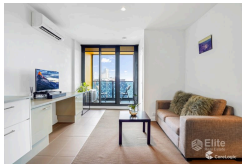
Date of sale

1916/220 SPENCER STREET MELBOURNE VIC 3000	\$352,000	25-Feb-23
605/33 ROSE LANE MELBOURNE VIC 3000	\$385,000	21-Mar-23
2412/220 SPENCER STREET MELBOURNE VIC 3000	\$350,000	28-Feb-23

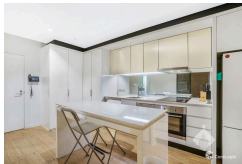
OR

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.~~

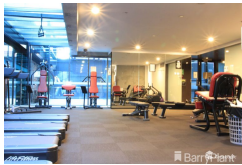
This Statement of Information was prepared on: 08 August 2023


**1916/220 SPENCER STREET
MELBOURNE VIC 3000**
 1  1  -

 Sold Price **\$352,000** Sold Date **25-Feb-23**

 Distance **0.05km**

**605/33 ROSE LANE MELBOURNE
VIC 3000**
 1  1  -

 Sold Price **\$385,000** Sold Date **21-Mar-23**

 Distance **0.06km**

**2412/220 SPENCER STREET
MELBOURNE VIC 3000**
 1  1  -

 Sold Price **\$350,000** Sold Date **28-Feb-23**

 Distance **0.05km**

RS = Recent sale

UN = Undisclosed Sale

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