

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

4306/560 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

\$790,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$412,375

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2023

to

30 Apr 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

4205/560 LONSDALE STREET MELBOURNE VIC 3000	\$840,000	06-Sep-23
4406/560 LONSDALE STREET MELBOURNE VIC 3000	\$790,000	29-Jan-24
3011/560 LONSDALE STREET MELBOURNE VIC 3000	\$780,000	22-Mar-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.

This Statement of Information was prepared on: 08 May 2024



**4205/560 LONSDALE STREET
MELBOURNE VIC 3000**

 2  2  1

Sold Price **\$840,000** Sold Date **06-Sep-23**

Distance **0km**



**4406/560 LONSDALE STREET
MELBOURNE VIC 3000**

 2  2  1

Sold Price **\$790,000** Sold Date **29-Jan-24**

Distance **0km**



**3011/560 LONSDALE STREET
MELBOURNE VIC 3000**

 2  2  1

Sold Price **\$780,000** Sold Date **22-Mar-24**

Distance **0.03km**

RS = Recent sale

UN = Undisclosed Sale

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