#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

Price

### Property offered for sale

1407/639 Lonsdale Street, Melbourne Vic 3000
14

#### Indicative selling price

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

Range between \$375,000	&	\$400,000
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#### Median sale price

Median price	\$478,564	Pro	perty Type Un	it		Suburb	Melbourne
Period - From	01/01/2023	to	31/12/2023	So	urce	REIV	

#### 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

7,01	aress of comparable property	1 1100	Date of Sale
1	501/393 Spencer St WEST MELBOURNE 3003	\$402,000	13/03/2024
2	201/398 Elizabeth St MELBOURNE 3000	\$400,000	01/02/2024
3	1505/27 Little Collins St MELBOURNE 3000	\$398,000	20/02/2024

#### 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 six months.

This Statement of Information was prepared on:	09/04/2024 10:09



Date of sale











**Property Type:** Strata Unit/Flat Agent Comments

Indicative Selling Price \$375,000 - \$400,000 Median Unit Price Year ending December 2023: \$478,564

## Comparable Properties



501/393 Spencer St WEST MELBOURNE 3003

(REI)

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Price: \$402,000 Method: Private Sale Date: 13/03/2024

Property Type: Apartment

Agent Comments

201/398 Elizabeth St MELBOURNE 3000 (VG)







Agent Comments

Agent Comments

Price: \$400,000 Method: Sale Date: 01/02/2024

Property Type: Strata Unit/Flat



1505/27 Little Collins St MELBOURNE 3000

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Price: \$398,000 Method: Private Sale Date: 20/02/2024

Property Type: Apartment

Account - Bow Residential | P: (03) 8672 2942





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