

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 4407/639 Lonsdale Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$375,000 & \$400,000

Median sale price

Median price \$478,564 Property Type Unit Suburb Melbourne

Period - From 01/01/2023 to 31/12/2023 Source 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	Price	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



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) Agent Comments



Price: \$402,000

Method: Private Sale

Date: 13/03/2024

Property Type: Apartment

201/398 Elizabeth St MELBOURNE 3000 (VG) Agent Comments



Price: \$400,000

Method: Sale

Date: 01/02/2024

Property Type: Strata Unit/Flat



1505/27 Little Collins St MELBOURNE 3000 (REI/VG) Agent Comments



Price: \$398,000

Method: Private Sale

Date: 20/02/2024

Property Type: Apartment

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