



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

4710/639 Lonsdale Street, Melbourne, 3000

Indicative selling price

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

Single price

or range between

\$530,000.00

&

\$560,000.00

Median sale price

Median price

\$526,000.00

Property type

Unit/Apartment

Suburb

MELBOURNE

Period - From

Oct 2023

to

Dec 2023

Source

REIV

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

2706/639 Lonsdale St MELBOURNE 3000	\$561,000.00	19/01/2024
507/118 Kavanagh St SOUTHBANK 3006	\$560,000.00	25/01/2024
1104/23 Mackenzie St MELBOURNE 3000	\$560,000.00	19/10/2023

This Statement of Information was prepared on:

Thursday 21st March 2024