

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 5010/560 Lonsdale Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$820,000 & \$900,000

Median sale price

Median price \$450,000 Property Type Unit Suburb Melbourne

Period - From 01/07/2023 to 30/09/2023 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	4501/27 Therry St MELBOURNE 3000	\$870,000	21/09/2023
2	6007/35 Queensbridge St SOUTHBANK 3006	\$860,000	09/09/2023
3	4205/560 Lonsdale St MELBOURNE 3000	\$840,000	06/09/2023

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: 08/11/2023 12:06



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$820,000 - \$900,000

Median Unit Price

September quarter 2023: \$450,000

Comparable Properties



4501/27 Therry St MELBOURNE 3000 (REI/VG)

Agent Comments

2 2 1

the view is different.

Price: \$870,000

Method: Private Sale

Date: 21/09/2023

Property Type: Apartment



6007/35 Queensbridge St SOUTHBANK 3006 (REI/VG)

Agent Comments

2 2 1

Price: \$860,000

Method: Private Sale

Date: 09/09/2023

Property Type: Apartment



4205/560 Lonsdale St MELBOURNE 3000 (REI/VG)

Agent Comments

2 2 1

Price: \$840,000

Method: Private Sale

Date: 06/09/2023

Property Type: Apartment