

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

5609D/648 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2023

to

31 May 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

611/301 KING STREET MELBOURNE VIC 3000	\$583,775	02-Apr-24
1407/63 LA TROBE STREET MELBOURNE VIC 3000	\$570,000	13-Mar-24
1505/301 KING STREET MELBOURNE VIC 3000	\$575,000	29-Feb-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: 17 June 2024



**611/301 KING STREET MELBOURNE
VIC 3000**

Sold Price

\$583,775

Sold Date **02-Apr-24**

1 1 -

Distance **0.12km**



**1407/63 LA TROBE STREET
MELBOURNE VIC 3000**

Sold Price

\$570,000

Sold Date **13-Mar-24**

1 1 -

Distance **1.59km**



**1505/301 KING STREET
MELBOURNE VIC 3000**

Sold Price

\$575,000

Sold Date **29-Feb-24**

1 1 -

Distance **0.12km**

RS = Recent sale

UN = Undisclosed Sale

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