

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 2805/639 Lonsdale Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$499,000 & \$548,000

Median sale price

Median price \$550,000 Property Type Unit Suburb Melbourne

Period - From 01/10/2019 to 31/12/2019 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	2113/639 Lonsdale St MELBOURNE 3000	\$548,000	21/11/2019
2	1603/28 Bouverie St CARLTON 3053	\$530,000	22/01/2020
3	436/23 Blackwood St NORTH MELBOURNE 3051	\$488,000	23/01/2020

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: 17/02/2020 13:18



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$499,000 - \$548,000

Median Unit Price

December quarter 2019: \$550,000

Comparable Properties



2113/639 Lonsdale St MELBOURNE 3000 (REI) Agent Comments



Price: \$548,000

Method: Private Sale

Date: 21/11/2019

Rooms: 3

Property Type: Apartment



1603/28 Bouverie St CARLTON 3053 (REI) Agent Comments



Price: \$530,000

Method: Private Sale

Date: 22/01/2020

Property Type: Apartment



436/23 Blackwood St NORTH MELBOURNE 3051 (REI) Agent Comments



Price: \$488,000

Method: Private Sale

Date: 23/01/2020

Rooms: 4

Property Type: Apartment