
STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

3102/639 Lonsdale Street, Melbourne, VIC 3000

INDICATIVE SELLING PRICE

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

Range Between \$410,000 & \$430,000

MEDIAN SALE PRICE

Median price \$531,800 | House | Melbourne (3000)

Period - From 25 July 2016 to 24 July 2017 | Source - property data online

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
2908/639 LONSDALE ST, MELBOURNE VIC 3000	\$445,000	24/11/2016
2802/639 LONSDALE ST, MELBOURNE VIC 3000	\$430,000	20/07/2017
1805/639 LONSDALE ST, MELBOURNE VIC 3000	\$503,000	23/09/2016