

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

1110/639 Lonsdale Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$555,000 & \$575,000

Median sale price

Median price \$541,100 Property Type Unit Suburb Melbourne

Period - From 09/05/2023 to 08/05/2024 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	105/392 Spencer St WEST MELBOURNE 3003	\$575,000	14/04/2024
2	708/5 Wominjeka Wlk WEST MELBOURNE 3003	\$570,000	18/04/2024
3	109/118 Dudley St WEST MELBOURNE 3003	\$565,000	22/12/2023

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:

09/05/2024 10:06



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$555,000 - \$575,000

Median Unit Price

09/05/2023 - 08/05/2024: \$541,100

Comparable Properties



105/392 Spencer St WEST MELBOURNE 3003 (REI) **Agent Comments**

2 2 1

Price: \$575,000

Method: Expression of Interest

Date: 14/04/2024

Property Type: Apartment



708/5 Wominjeka Wik WEST MELBOURNE 3003 (REI) **Agent Comments**

2 1 1

Price: \$570,000

Method: Private Sale

Date: 18/04/2024

Property Type: Apartment



109/118 Dudley St WEST MELBOURNE 3003 (REI/VG) **Agent Comments**

2 2 1

Price: \$565,000

Method: Private Sale

Date: 22/12/2023

Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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