

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 2407/639 Lonsdale Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$390,000 & \$420,000

Median sale price

Median price \$542,000 Property Type Unit Suburb Melbourne

Period - From 29/04/2023 to 28/04/2024 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	102/296 Flinders St MELBOURNE 3000	\$418,800	21/02/2024
2	1609/60 Abeckett St MELBOURNE 3000	\$411,000	12/04/2024
3	501/393 Spencer St WEST MELBOURNE 3003	\$402,000	13/03/2024

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: 29/04/2024 11:25



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$390,000 - \$420,000

Median Unit Price

29/04/2023 - 28/04/2024: \$542,000

Comparable Properties



102/296 Flinders St MELBOURNE 3000 (REI/VG)

Agent Comments

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Price: \$418,800

Method: Private Sale

Date: 21/02/2024

Property Type: Apartment



1609/60 Abeckett St MELBOURNE 3000 (REI)

Agent Comments

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Price: \$411,000

Method: Private Sale

Date: 12/04/2024

Property Type: Apartment



501/393 Spencer St WEST MELBOURNE 3003 (REI)

Agent Comments

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Price: \$402,000

Method: Private Sale

Date: 13/03/2024

Property Type: Apartment

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



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