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	3613/618 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	$498,000	&	$528,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$420,000	Property type	Unit	Suburb	Melbourne
Period-from	01 Jun 2022	to	31 May 2023	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
2813/618 LONSDALE STREET MELBOURNE VIC 3000	$504,680	06-Jan-23
3406/618 LONSDALE STREET MELBOURNE VIC 3000	$505,000	14-Jan-23
71/538 LITTLE LONSDALE STREET MELBOURNE VIC 3000	$547,500	17-Feb-23

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: 21 June 2023

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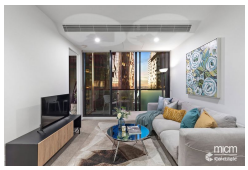


2813/618 LONSDALE STREET MELBOURNE VIC 3000

2 1 1

Sold Price **$504,680** Sold Date **06-Jan-23**

Distance **0km**



3406/618 LONSDALE STREET MELBOURNE VIC 3000

2 1 1

Sold Price **$505,000** Sold Date **14-Jan-23**

Distance **0km**



71/538 LITTLE LONSDALE STREET MELBOURNE VIC 3000

2 1 1

Sold Price **$547,500** Sold Date **17-Feb-23**

Distance **0.09km**

RS = Recent sale **UN** = Undisclosed Sale

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