

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

1202/639 Little 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

\$479,400

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2019

to

31 Aug 2020

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

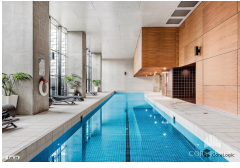
Date of sale

| | | |
|--|-----------|-----------|
| 1607/639 Lonsdale Street Melbourne VIC 3000 | \$365,000 | 23-Dec-19 |
| 3712/220 Spencer Street Melbourne VIC 3000 | \$375,000 | 03-Apr-19 |
| 1910/601 Little Lonsdale Street Melbourne VIC 3000 | \$395,000 | 12-Apr-19 |

OR

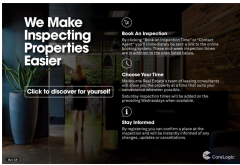
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 10 September 2020


**1607/639 Lonsdale Street
Melbourne VIC 3000**
Sold Price \$365,000 Sold Date 23-Dec-19
 1  1  -

Distance 0.11km

**3712/220 Spencer Street Melbourne
VIC 3000**
Sold Price \$375,000 Sold Date 03-Apr-19
 1  1  -

Distance 0.11km

**1910/601 Little Lonsdale Street
Melbourne VIC 3000**
Sold Price \$395,000 Sold Date 12-Apr-19
 1  1  -

Distance 0.13km
RS = Recent sale
UN = Undisclosed Sale

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