



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

1104/618 Lonsdale Street, Melbourne, 3000

Indicative selling price

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

Single price

or range between

\$298,000.00

&

\$327,000.00

Median sale price

Median price

\$560,000.00

Property type

Unit/Apartment

Suburb

MELBOURNE

Period - From

Aug 2023

to

Aug 2024

Source

REIV

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
105/429 Spencer St WEST MELBOURNE 3003	\$292,000.00	17/07/2024
203/53 Batman St WEST MELBOURNE 3003	\$295,000.00	19/06/2024
606/639 Little Bourke St MELBOURNE 3000	\$309,500.00	1/05/2024

This Statement of Information was prepared on:

Wednesday 14th August 2024