# MICM

## 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 ncluding suburb and postcode

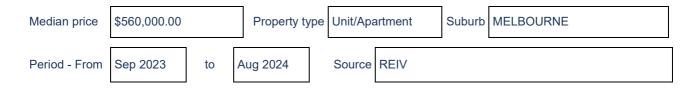
Including suburb and 5706/560 Lonsdale St, Melbourne, 3000

#### Indicative selling price

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

Single price \$1,350,000.00 or range between &

#### Median sale price



### **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
5203/260 Spencer St MELBOURNE 3000	\$1,640,000.00	21/06/2024
5202/318 Russell St MELBOURNE 3000	\$1,410,000.00	12/06/2024
5101/318 Russell St MELBOURNE 3000	\$1,370,000.00	15/05/2024

This Statement of Information was prepared on: Monday 02nd September 2024

