

Statement of Information

Single residential property located in the Melbourne metropolitan areaSection 47AF of the *Estate Agents Act 1980***Property offered for sale**

Address
Including suburb and
postcode

5706/560 Lonsdale St, Melbourne, 3000

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

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

Median sale price

Median price \$560,000.00 Property type Unit/Apartment Suburb MELBOURNE

Period - From Sep 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
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