

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 1201/560 Lonsdale Street, Melbourne, 3000

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price \$430,000.00 or range between &

**Median sale price**

Median price \$556,200.00 Property type Unit/Apartment Suburb MELBOURNE  
 Period - Oct 2023 to Oct 2024 Source REIV  
 From

**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
2309/60 Abeckett St MELBOURNE 3000	\$440,000.00	2/09/2024
2412/560 Lonsdale St MELBOURNE 3000	\$430,000.00	21/06/2024
2601/560 Lonsdale St MELBOURNE 3000	\$430,000.00	30/04/2024

This Statement of Information was prepared on: Tuesday 22nd October 2024