

STATEMENT OF INFORMATION

4613/639 LONSDALE STREET, MELBOURNE, VIC 3004

PREPARED BY CITY RESIDENTIAL REAL ESTATE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4613/639 LONSDALE STREET,

 3  2  1

Indicative Selling Price

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

Price Range: \$850,000 to \$900,000

MEDIAN SALE PRICE



MELBOURNE, VIC, 3004

Suburb Median Sale Price (Unit)

\$489,500

01 January 2017 to 31 December 2017

Provided by: 

COMPARABLE PROPERTIES

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.



61/299 QUEEN ST, MELBOURNE, VIC 3004

 3  2  1

Sale Price

\$1,075,000

Sale Date: 05/07/2017

Distance from Property: 640m



2/115 STANLEY ST, WEST MELBOURNE, VIC

 3  2  1

Sale Price

\$890,000

Sale Date: 18/10/2017

Distance from Property: 827m



3706/100 HARBOUR ESP, DOCKLANDS, VIC

 3  2  1

Sale Price

\$858,888

Sale Date: 04/08/2017

Distance from Property: 655m



This report has been compiled on 02/01/2018 by City Residential Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4613/639 LONSDALE STREET, MELBOURNE, VIC 3004

Indicative selling price

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

Price Range: \$850,000 to \$900,000

Median sale price

Median price \$489,500

House

Unit

X

Suburb

MELBOURNE

Period

01 January 2017 to 31 December 2017

Source

 pricfinder

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 |
|--|-------------|--------------|
| 61/299 QUEEN ST, MELBOURNE, VIC 3004 | \$1,075,000 | 05/07/2017 |
| 2/115 STANLEY ST, WEST MELBOURNE, VIC 3003 | \$890,000 | 18/10/2017 |
| 3706/100 HARBOUR ESP, DOCKLANDS, VIC 3008 | \$858,888 | 04/08/2017 |