





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4613/639 LONSDALE STREET,







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: **pricefinder**

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







Sale Price

\$1,075,000

Sale Date: 05/07/2017

Distance from Property: 640m





2/115 STANLEY ST, WEST MELBOURNE, VIC







Sale Price

\$890,000

Sale Date: 18/10/2017

Distance from Property: 827m





3706/100 HARBOUR ESP, DOCKLANDS, VIC







Sale Price

\$858.888

Sale Date: 04/08/2017

Distance from Property: 655m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

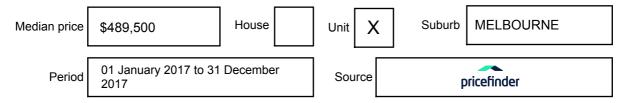
Address Including suburb and postcode	4613/639 LONSDALE STREET, MELBOURNE, VIC 3004
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Indicative selling price

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

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.

Α	ddress 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