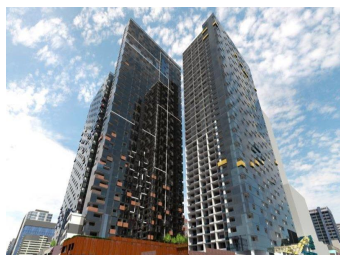


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3412/639 LONSDALE STREET,

 2  2  1

Indicative Selling Price

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

Price Range: \$615,000 to \$630,000

MEDIAN SALE PRICE



MELBOURNE, VIC, 3004

Suburb Median Sale Price (Unit)

\$490,000

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.



3509/200 SPENCER ST, MELBOURNE, VIC 3004  2  2  1

Sale Price

***\$632,000**

Sale Date: 07/10/2017

Distance from Property: 118m



4812/639 LONSDALE ST, MELBOURNE, VIC  2  2  1

Sale Price

***\$661,500**

Sale Date: 04/08/2017

Distance from Property: 0m



3502/220 SPENCER ST, MELBOURNE, VIC 3004  2  2  1

Sale Price

\$617,000

Sale Date: 27/07/2017

Distance from Property: 44m



This report has been compiled on 09/02/2018 by Enrich Property Group. 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

3412/639 LONSDALE STREET, MELBOURNE, VIC 3004

Indicative selling price

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

Price Range: \$615,000 to \$630,000

Median sale price

Median price

\$490,000

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
3509/200 SPENCER ST, MELBOURNE, VIC 3004	*\$632,000	07/10/2017
4812/639 LONSDALE ST, MELBOURNE, VIC 3004	*\$661,500	04/08/2017
3502/220 SPENCER ST, MELBOURNE, VIC 3004	\$617,000	27/07/2017