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	906/408 Lonsdale Street, Melbourne Vic 3000

Indicative selling price

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

Single price $235,000

Median sale price

Median price $482,500 Property Type Unit Suburb Melbourne

Period - From 01/07/2021 to 30/09/2021 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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
1	403/39 Queen St MELBOURNE 3000	$238,000	23/09/2021
2	101/441 Lonsdale St MELBOURNE 3000	$230,000	12/07/2021
3	1008/408 Lonsdale St MELBOURNE 3000	$220,000	30/07/2021

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 01/12/2021 12:04

Dingle Partners

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Rooms: 3
Property Type: Studio Apartment

Agent Comments

Indicative Selling Price
$235,000
Median Unit Price
September quarter 2021: $482,500

Comparable Properties

403/39 Queen St MELBOURNE 3000 (REI/VG)

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Agent Comments

Price: $238,000
Method: Private Sale
Date: 23/09/2021
Property Type: Unit

101/441 Lonsdale St MELBOURNE 3000 (VG)

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Agent Comments

Price: $230,000
Method: Sale
Date: 12/07/2021
Property Type: Flat/Unit/Apartment (Res)

1008/408 Lonsdale St MELBOURNE 3000 (VG)

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Agent Comments

Price: $220,000
Method: Sale
Date: 30/07/2021
Property Type: Strata Unit/Flat

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811

REIV THE DIFFERENCE

propertydata .com.au

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