

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

668/139-143 LONSDALE STREET MELBOURNE VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$300,000

&

\$320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$412,375

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

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 6 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

1707/39 LONSDALE STREET MELBOURNE VIC 3000	\$310,000	03-Apr-24
602/39 LONSDALE STREET MELBOURNE VIC 3000	\$340,000	28-Mar-24

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 6 months.

This Statement of Information was prepared on: 31 May 2024

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**1707/39 LONSDALE STREET
MELBOURNE VIC 3000**

 2  1  -

Sold Price **\$310,000** Sold Date **03-Apr-24**

Distance **0.26km**



**602/39 LONSDALE STREET
MELBOURNE VIC 3000**

 2  1  -

Sold Price **\$340,000** Sold Date **28-Mar-24**

Distance **0.26km**

RS = Recent sale

UN = Undisclosed Sale

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