

## 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

606/39 LONSDALE STREET MELBOURNE VIC 3000

### Indicative selling price

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

Single Price

or range  
between

\$285,000

&

\$295,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$410,750

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2023

to

31 Mar 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

|  |           |           |
|--|-----------|-----------|
| 1306/39 LONSDALE STREET MELBOURNE VIC 3000 | \$285,000 | 11-Nov-23 |
| 1707/39 LONSDALE STREET MELBOURNE VIC 3000 | \$310,000 | 05-Apr-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: 22 April 2024



1306/39 LONSDALE STREET  
MELBOURNE VIC 3000

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Sold Price **\$285,000** Sold Date **11-Nov-23**

Distance **0km**



1707/39 LONSDALE STREET  
MELBOURNE VIC 3000

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Sold Price <sup>RS</sup> **\$310,000** Sold Date **05-Apr-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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