

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

728/139-143 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

\$350,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2021

to

31 Dec 2021

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

528/139-143 Lonsdale Street Melbourne VIC 3000	\$305,000	13-Apr-21
1102/22 Coromandel Place Melbourne VIC 3000	\$350,000	10-Dec-21
2302/39 Lonsdale Street Melbourne VIC 3000	\$350,000	01-Nov-21

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 January 2022



**528/139-143 Lonsdale Street
Melbourne VIC 3000**

2 1 -

Sold Price **\$305,000** Sold Date **13-Apr-21**

Distance -



**1102/22 Coromandel Place
Melbourne VIC 3000**

2 1 -

Sold Price ^{RS} **\$350,000** Sold Date **10-Dec-21**

Distance **0.26km**



**2302/39 Lonsdale Street
Melbourne VIC 3000**

2 1 -

Sold Price **\$350,000** Sold Date **01-Nov-21**

Distance **0.27km**

RS = Recent sale

UN = Undisclosed Sale

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