

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

138/131-137 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

\$230,000

&

\$240,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2023

to

30 Jun 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

58/131-137 LONSDALE STREET MELBOURNE VIC 3000	\$280,000	08-Mar-24
72/131-137 LONSDALE STREET MELBOURNE VIC 3000	\$280,000	09-Aug-23
82/131-137 LONSDALE STREET MELBOURNE VIC 3000	\$270,000	10-Aug-23

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: 15 July 2024



**58/131-137 LONSDALE STREET
 MELBOURNE VIC 3000**

1 1 1

Sold Price **\$280,000** Sold Date **08-Mar-24**

Distance **0km**

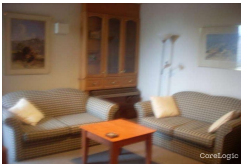


**72/131-137 LONSDALE STREET
 MELBOURNE VIC 3000**

1 1 1

Sold Price Sold Date **09-Aug-23**

Distance **0km**



**82/131-137 LONSDALE STREET
 MELBOURNE VIC 3000**

1 1 1

Sold Price **\$270,000** Sold Date **10-Aug-23**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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