

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

909/39 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

\$170,000

&

\$180,000

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

1711/60 MARKET STREET MELBOURNE VIC 3000	\$180,000	04-Jul-24
403/62-68 HAYWARD LANE MELBOURNE VIC 3000	\$180,000	20-Mar-24
1034/43 THERRY STREET MELBOURNE VIC 3000	\$175,000	11-May-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: 25 July 2024

DYNAMIC

RESIDENTIAL

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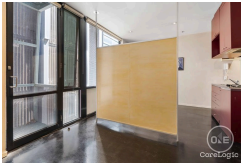


1711/60 MARKET STREET
MELBOURNE VIC 3000

1 1 -

Sold Price ^{RS} **\$180,000** ^{UN} Sold Date **04-Jul-24**

Distance **1.25km**



403/62-68 HAYWARD LANE
MELBOURNE VIC 3000

1 1 -

Sold Price **\$180,000** Sold Date **20-Mar-24**

Distance **0.38km**



1034/43 THERY STREET
MELBOURNE VIC 3000

1 1 -

Sold Price **\$175,000** Sold Date **11-May-24**

Distance **0.95km**

RS = Recent sale

UN = Undisclosed Sale

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