

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

62/47 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

\$194,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$372,500

Property type

Other

Suburb

Melbourne

Period-from

01 Jan 2024

to

31 Dec 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

Address of comparable property	Price	Date of sale
22/47 LONSDALE STREET MELBOURNE VIC 3000	\$180,000	05-Dec-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.

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Lucas Russell
M 0400771668
E lucas@kingsfordproperty.com.au



**22/47 LONSDALE STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price **\$180,000** Sold Date **05-Dec-24**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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