

## 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

36/131-137 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

\$340,000

&

\$360,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2023

to

30 Sep 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

2611/350 WILLIAM STREET MELBOURNE VIC 3000	\$370,000	30-May-23
711/225 ELIZABETH STREET MELBOURNE VIC 3000	\$367,500	28-Aug-24
1308/199 WILLIAM STREET MELBOURNE VIC 3000	\$330,000	11-Jul-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: 01 October 2024

Sales Avant

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**2611/350 WILLIAM STREET  
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$370,000** Sold Date **30-May-23**

Distance **1.07km**



**711/225 ELIZABETH STREET  
MELBOURNE VIC 3000**

 1  1  -

Sold Price <sup>RS</sup> **\$367,500** Sold Date **28-Aug-24**

Distance **0.61km**



**1308/199 WILLIAM STREET  
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$330,000** Sold Date **11-Jul-24**

Distance **1.1km**

RS = Recent sale

UN = Undisclosed Sale

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