

## 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

878/139-143 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

\$295,000

&

\$315,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2019

to

31 Dec 2019

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

1212/39 Lonsdale Street Melbourne VIC 3000	\$332,000	16-Dec-19
708/39 Lonsdale Street Melbourne VIC 3000	\$305,000	19-Sep-19
1201/39 Lonsdale Street Melbourne VIC 3000	\$322,000	02-Sep-19

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: 08 January 2020



**1212/39 Lonsdale Street Melbourne  
VIC 3000**

Sold Price

<sup>RS</sup> **\$332,000** <sup>UN</sup>

Sold Date

**16-Dec-19**

 2  1  -

Distance

**0.27km**



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**708/39 Lonsdale Street Melbourne  
VIC 3000**

Sold Price

**\$305,000**

Sold Date

**19-Sep-19**

 2  1  -

Distance

**0.27km**



**1201/39 Lonsdale Street Melbourne  
VIC 3000**

Sold Price

**\$322,000**

Sold Date

**02-Sep-19**

 2  1  -

Distance

**0.27km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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