

## 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

5E/131 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

\$299,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$423,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2021

to

31 May 2022

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

122/131-137 LONSDALE STREET MELBOURNE VIC 3000	\$290,000	30-Mar-22
90/131-137 LONSDALE STREET MELBOURNE VIC 3000	\$305,000	11-Nov-21
102/131-137 LONSDALE STREET MELBOURNE VIC 3000	\$195,000	25-Aug-21

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: 07 June 2022



**122/131-137 LONSDALE STREET  
MELBOURNE VIC 3000**

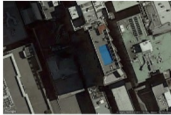
 1  1  1

Sold Price

**\$290,000**

Sold Date **30-Mar-22**

Distance **0.03km**



**90/131-137 LONSDALE STREET  
MELBOURNE VIC 3000**

 1  1  1

Sold Price

**\$305,000**

Sold Date **11-Nov-21**

Distance **0.03km**



**102/131-137 LONSDALE STREET  
MELBOURNE VIC 3000**

 1  1  1

Sold Price

**\$195,000**

Sold Date **25-Aug-21**

Distance **0.03km**



**11-17 COHEN PLACE MELBOURNE  
VIC 3000**

 1  1  1

Sold Price

**\$310,000**

Sold Date **02-Jul-21**

Distance **0.05km**

RS = Recent sale

UN = Undisclosed Sale

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