

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

1306/39 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

\$290,000

&

\$300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$427,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2022

to

31 Mar 2023

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

108/39 LONSDALE STREET MELBOURNE VIC 3000	\$263,000	14-Sep-22
301/39 LONSDALE STREET MELBOURNE VIC 3000	\$355,000	14-Nov-22
313/39 LONSDALE STREET MELBOURNE VIC 3000	\$290,000	16-Nov-22

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: 17 April 2023



**108/39 LONSDALE STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$263,000** Sold Date **14-Sep-22**

Distance **0km**



**301/39 LONSDALE STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$355,000** Sold Date **14-Nov-22**

Distance **0km**



**313/39 LONSDALE STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$290,000** Sold Date **16-Nov-22**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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