

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

206/39 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

\$295,000

&

\$320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2023

to

31 Aug 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

302/39 LONSDALE STREET MELBOURNE VIC 3000	\$320,000	25-Jul-24
1707/39 LONSDALE STREET MELBOURNE VIC 3000	\$310,000	03-Apr-24
GROUND FLOOR/35-41 LONSDALE STREET MELBOURNE VIC 3000	\$320,000	22-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.~~

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**302/39 LONSDALE STREET
 MELBOURNE VIC 3000**

2 1 -

Sold Price ^{RS} **\$320,000** Sold Date **25-Jul-24**

Distance **0km**

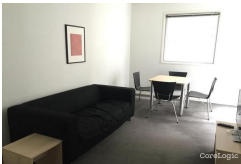


**1707/39 LONSDALE STREET
 MELBOURNE VIC 3000**

2 1 -

Sold Price **\$310,000** Sold Date **03-Apr-24**

Distance **0km**



**GROUND FLOOR/35-41 LONSDALE
 STREET MELBOURNE VIC 3000**

2 1 1

Sold Price **\$320,000** Sold Date **22-Jul-24**

Distance **0km**

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

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