

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

115/39 LONSDALE ST, MELBOURNE, VIC 3004

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$257,000 to \$284,000

Median sale price

Median price

\$499,000

House

Unit

X


Suburb

MELBOURNE

Period

01 July 2016 to 30 June 2017

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1204/238 FLINDERS ST, MELBOURNE, VIC 3004	\$260,000	16/05/2017
778/488 SWANSTON ST, CARLTON, VIC 3053	\$255,002	03/04/2017
612/339 SWANSTON ST, MELBOURNE, VIC 3004	\$297,000	25/04/2017