

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

1315/39 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

\$245,000

&

\$265,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2023

to

31 Mar 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

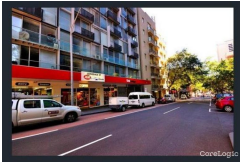
Date of sale

GROUND FLOOR/35-41 LONSDALE STREET MELBOURNE VIC 3000	\$285,000	11-Nov-23
1306/39 LONSDALE STREET MELBOURNE VIC 3000	\$285,000	11-Nov-23
1906/39 LONSDALE STREET MELBOURNE VIC 3000	\$290,000	03-Aug-23

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: 05 April 2024



GROUND FLOOR/35-41 LONSDALE STREET MELBOURNE VIC 3000 Sold Price **\$285,000** Sold Date **11-Nov-23**

2 1 1

Distance **0km**



1306/39 LONSDALE STREET MELBOURNE VIC 3000 Sold Price Sold Date **11-Nov-23**

2 1 -

Distance **0km**



1906/39 LONSDALE STREET MELBOURNE VIC 3000 Sold Price **\$290,000** Sold Date **03-Aug-23**

2 1 -

Distance **0.01km**

RS = Recent sale

UN = Undisclosed Sale

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