

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

209/39 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

\$170,000

&

\$180,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2024

to

31 Dec 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

105A/11-17 COHEN PLACE MELBOURNE VIC 3000	\$175,000	03-Jan-25
302/160 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$170,000	30-Nov-24
205/62-68 HAYWARD LANE MELBOURNE VIC 3000	\$175,000	10-Dec-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.~~

This Statement of Information was prepared on: 23 January 2025

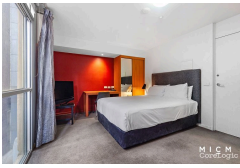
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RESIDENTIAL

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**105A/11-17 COHEN PLACE
MELBOURNE VIC 3000**

1 1 -

Sold Price

^{RS}

\$175,000

Sold Date

03-Jan-25

Distance

0.23km



**302/160 LITTLE LONSDALE
STREET MELBOURNE VIC 3000**

1 1 -

Sold Price

^{RS}

\$170,000

Sold Date

30-Nov-24

Distance

0.35km



**205/62-68 HAYWARD LANE
MELBOURNE VIC 3000**

1 1 -

Sold Price

\$175,000

Sold Date

10-Dec-24

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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