

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

2105/39 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

\$350,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$409,999

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2022

to

30 Sep 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

2113/39 LONSDALE STREET MELBOURNE VIC 3000	\$350,000	18-Apr-19
2208/39 LONSDALE STREET MELBOURNE VIC 3000	\$350,000	26-Jul-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: 09 October 2023

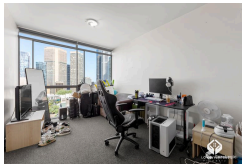


**first
national**
REAL ESTATE | Avant

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**2113/39 LONSDALE STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price

\$350,000

Sold Date

18-Apr-19

Distance

0km



**2208/39 LONSDALE STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price

Sold Date

26-Jul-23

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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