## 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

748/139 Lonsdale Street, Melbourne Vic 3000

### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$275,000		&		\$300,000			
Median sale p	rice							
Median price	\$490,000	Pro	operty Type	Unit			Suburb	Melbourne
Period - From	01/01/2024	to	31/03/2024		So	urce	REIV	

## 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	406/570 Swanston St CARLTON 3053	\$295,000	26/01/2024
2	314/339 Swanston St MELBOURNE 3000	\$285,000	06/12/2023
3	1306/39 Lonsdale St MELBOURNE 3000	\$285,000	11/11/2023

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 six months.

This Statement of Information was prepared on:

19/04/2024 11:58



## 748/139 Lonsdale Street, Melbourne Vic 3000

# **Dingle Partners**





**Property Type:** Flat/Unit/Apartment (Res) Agent Comments Indicative Selling Price \$275,000 - \$300,000 Median Unit Price March quarter 2024: \$490,000

# **Comparable Properties**



406/570 Swanston St CARLTON 3053 (REI/VG) Agent Comments



Price: \$295,000 Method: Private Sale Date: 26/01/2024 Property Type: Apartment



314/339 Swanston St MELBOURNE 3000 (REI/VG)



Price: \$285,000 Method: Private Sale Date: 06/12/2023 Property Type: Apartment Land Size: 55 sqm approx



1306/39 Lonsdale St MELBOURNE 3000 (REI/VG)

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Agent Comments

Agent Comments

Price: \$285,000 Method: Private Sale Date: 11/11/2023 Property Type: Apartment

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#### Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



propertydata

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