

## 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

603/39 LONSDALE STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$295,000

&

\$320,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2022

to

30 Jun 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

1509/480-490 COLLINS STREET MELBOURNE VIC 3000	\$320,000	07-May-23
205/39 LONSDALE STREET MELBOURNE VIC 3000	\$320,000	29-Mar-23
838/139-143 LONSDALE STREET MELBOURNE VIC 3000	\$315,000	17-Jan-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: 16 July 2023



**1509/480-490 COLLINS STREET  
MELBOURNE VIC 3000**

2 1 -

Sold Price

**\$320,000**

Sold Date **07-May-23**

Distance **1.45km**



**205/39 LONSDALE STREET  
MELBOURNE VIC 3000**

2 1 -

Sold Price

Sold Date **29-Mar-23**

Distance **0km**



**838/139-143 LONSDALE STREET  
MELBOURNE VIC 3000**

2 1 -

Sold Price

**\$315,000**

Sold Date **17-Jan-23**

Distance **0.27km**

RS = Recent sale

UN = Undisclosed Sale

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