

## 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

605/39 LONSDALE STREET MELBOURNE VIC 3000

### Indicative selling price

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

Single Price

or range  
between

\$340,000

&

\$360,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2023

to

31 May 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

1306/22 COROMANDEL PLACE MELBOURNE VIC 3000	\$395,000	09-Jan-24
124/172 WILLIAM STREET MELBOURNE VIC 3000	\$365,000	19-Mar-24
1008/555 FLINDERS STREET MELBOURNE VIC 3000	\$360,000	12-Feb-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: 28 June 2024

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**1306/22 COROMANDEL PLACE  
MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$395,000** Sold Date **09-Jan-24**

Distance **0.37km**



**124/172 WILLIAM STREET  
MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$365,000** Sold Date **19-Mar-24**

Distance **1.26km**



**1008/555 FLINDERS STREET  
MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$360,000** Sold Date **12-Feb-24**

Distance **1.77km**

RS = Recent sale

UN = Undisclosed Sale

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