## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

3E/131 Lonsdale Street, Melbourne Vic 3000

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$305,000	&	\$325,000
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#### Median sale price

Median price	\$500,000	Pro	perty Type	Jnit		Suburb	Melbourne
Period - From	01/04/2024	to	30/06/2024		Source	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.

#### Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	605/39 Lonsdale St MELBOURNE 3000	\$300,000	21/08/2024
2	55/131 Lonsdale St MELBOURNE 3000	\$287,000	13/05/2024
3	110/441 Lonsdale St MELBOURNE 3000	\$320,000	24/04/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	07/10/2024 11:46





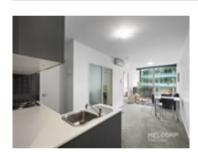




**Property Type:** Apartment Agent Comments

Indicative Selling Price \$305,000 - \$325,000 Median Unit Price June quarter 2024: \$500,000

## Comparable Properties



605/39 Lonsdale St MELBOURNE 3000 (VG)

Price: \$300,000 Method: Sale

Date: 21/08/2024

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



Price: \$287,000 Method: Sale

Date: 13/05/2024

Property Type: Flat/Unit/Apartment (Res)

**Agent Comments** 



110/441 Lonsdale St MELBOURNE 3000

(REI/VG)

**└─**| 1 **•** 

**Price:** \$320,000 **Method:** Private Sale **Date:** 24/04/2024

Property Type: Apartment

Agent Comments

Account - Brady Residential | P: 03 9603 1400 | F: 03 9602 2733



