

## 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

478/139-143 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

\$275,000

&

\$290,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$417,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2022

to

31 Jul 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

628/139-143 LONSDALE STREET MELBOURNE VIC 3000	\$333,500	12-May-23
758/139-143 LONSDALE STREET MELBOURNE VIC 3000	\$260,000	01-Aug-23
1228/139-143 LONSDALE STREET MELBOURNE VIC 3000	\$345,000	01-Jan-07

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: 22 August 2023



**first  
national**  
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**628/139-143 LONSDALE STREET  
MELBOURNE VIC 3000**

2 1 -

Sold Price

**\$333,500**

Sold Date **12-May-23**

Distance

**0km**



**758/139-143 LONSDALE STREET  
MELBOURNE VIC 3000**

2 1 -

Sold Price

<sup>RS</sup> **\$260,000** <sup>UN</sup>

Sold Date **01-Aug-23**

Distance

**0km**



**1228/139-143 LONSDALE STREET  
MELBOURNE VIC 3000**

2 1 -

Sold Price

**\$345,000**

Sold Date **01-Jan-07**

Distance

**0km**

RS = Recent sale

UN = Undisclosed Sale

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