

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

2302/39 Lonsdale Street Melbourne VIC 3000

Indicative selling price

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

Single Price

\$365,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2020

to

31 Mar 2021

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

911/339 Swanston Street Melbourne VIC 3000	\$341,000	01-Mar-21
2007/31 A'Beckett Street Melbourne VIC 3000	\$360,000	31-Mar-21
2406/31 A'Beckett Street Melbourne VIC 3000	\$350,000	21-Nov-20

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: 15 April 2021



911/339 Swanston Street Melbourne VIC 3000

 2  1  1

Sold Price ^{RS} **\$341,000** Sold Date **01-Mar-21**

Distance **0.65km**



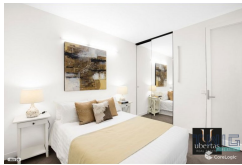
2007/31 A'Beckett Street Melbourne VIC 3000

 2  1  -

Sold Price

^{RS} **\$360,000** Sold Date **31-Mar-21**

Distance **0.76km**



2406/31 A'Beckett Street Melbourne VIC 3000

 2  1  1

Sold Price

\$350,000 Sold Date **21-Nov-20**

Distance **0.76km**

RS = Recent sale

UN = Undisclosed Sale

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