

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4B/131 LONSDALE STREET, MELBOURNE, VIC 3000

Indicative selling price

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

Single price

or range between

\$345,000

&

\$379,000

Median sale price

Median price

\$580,000

Property Type

Unit

Suburb

MELBOURNE

Period - From

OCTOBER 2023

to

SEPEMBER 2024

Source

REA

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
35/131-137 LONSDALE STREET MELBOURNE VIC 3000	\$325,000	25/06/2024
708/11-17 COHEN PLACE MELBOURNE VIC 3000	\$380,000	17/05/2023
906/11-17 COHEN PLACE MELBOURNE VIC 3000	\$340,000	30/07/2023

This Statement of Information was prepared on:

13/10/2024