

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

1707/39 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

\$300,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2023

to

29 Feb 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

1605/39 LONSDALE STREET MELBOURNE VIC 3000	\$340,000	23-Mar-23
1713/39 LONSDALE STREET MELBOURNE VIC 3000	\$331,000	13-Apr-23
603/39 LONSDALE STREET MELBOURNE VIC 3000	\$328,000	08-Aug-23

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: 19 March 2024



**1605/39 LONSDALE STREET
 MELBOURNE VIC 3000**

2 1 -

Sold Price **\$340,000** Sold Date **23-Mar-23**

Distance **0km**

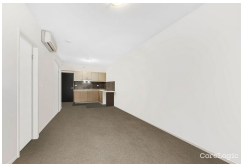


**1713/39 LONSDALE STREET
 MELBOURNE VIC 3000**

2 1 -

Sold Price **\$331,000** Sold Date **13-Apr-23**

Distance **0km**



**603/39 LONSDALE STREET
 MELBOURNE VIC 3000**

2 1 -

Sold Price **\$328,000** Sold Date **08-Aug-23**

Distance **0.01km**

RS = Recent sale UN = Undisclosed Sale

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