

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

2310/39 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

or range
between

\$345,000

&

\$355,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$409,999

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2022

to

31 Aug 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

2405/31 A'BECKETT STREET MELBOURNE VIC 3000	\$365,000	14-Apr-23
303/155 BOURKE STREET MELBOURNE VIC 3000	\$370,000	06-Sep-23
419/118 FRANKLIN STREET MELBOURNE VIC 3000	\$350,000	28-Mar-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: 25 September 2023



**2405/31 A'BECKETT STREET
MELBOURNE VIC 3000**

 2  1  -

Sold Price **\$365,000** Sold Date **14-Apr-23**

Distance **0.75km**



**303/155 BOURKE STREET
MELBOURNE VIC 3000**

 2  1  -

Sold Price ^{RS} **\$370,000** Sold Date **06-Sep-23**

Distance **0.38km**



**419/118 FRANKLIN STREET
MELBOURNE VIC 3000**

 2  1  -

Sold Price **\$350,000** Sold Date **28-Mar-23**

Distance **1.09km**

RS = Recent sale

UN = Undisclosed Sale

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