

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

302/39 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

\$320,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Flats

Suburb

Melbourne

Period-from

01 Jun 2023

to

31 May 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

1810/39 LONSDALE STREET MELBOURNE VIC 3000	\$338,000	19-Mar-24
2113/39 LONSDALE STREET MELBOURNE VIC 3000	\$338,000	18-Mar-24
811/339 SWANSTON STREET MELBOURNE VIC 3000	\$322,000	07-Mar-24

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: 07 June 2024

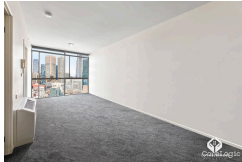


**1810/39 LONSDALE STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price ^{RS} **\$338,000** ^{UN} Sold Date **19-Mar-24**

Distance **0km**



**2113/39 LONSDALE STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price Sold Date **18-Mar-24**

Distance **0.01km**



**811/339 SWANSTON STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$322,000** Sold Date **07-Mar-24**

Distance **0.65km**

RS = Recent sale

UN = Undisclosed Sale

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