

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

313/39 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

\$310,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,750

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2023

to

31 Mar 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

205/39 LONSDALE STREET MELBOURNE VIC 3000	\$320,000	29-Mar-23
1207/39 LONSDALE STREET MELBOURNE VIC 3000	\$280,000	26-Feb-24
1303/39 LONSDALE STREET MELBOURNE VIC 3000	\$316,000	15-Jul-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: 15 April 2024

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**205/39 LONSDALE STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$320,000** Sold Date **29-Mar-23**

Distance **0km**



**1207/39 LONSDALE STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price ^{RS} **\$280,000** ^{UN} Sold Date **26-Feb-24**

Distance **0km**



**1303/39 LONSDALE STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$316,000** Sold Date **15-Jul-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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