

## 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

468/139-143 LONSDALE STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$300,000

&

\$320,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$409,999

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2022

to

31 Oct 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

104/160 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$350,000	20-Nov-23
2105/39 LONSDALE STREET MELBOURNE VIC 3000	\$343,800	01-Nov-23
2212/39 LONSDALE STREET MELBOURNE VIC 3000	\$322,000	26-Oct-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: 30 November 2023



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**104/160 LITTON LONSDALE STREET MELBOURNE VIC 3000**

2 1 -

Sold Price <sup>RS</sup> **\$350,000** Sold Date **20-Nov-23**

Distance **0.18km**



**2105/39 LONSDALE STREET MELBOURNE VIC 3000**

2 1 -

Sold Price <sup>RS</sup> **\$343,800**<sup>UN</sup> Sold Date **01-Nov-23**

Distance **0.27km**



**2212/39 LONSDALE STREET MELBOURNE VIC 3000**

2 1 1

Sold Price **\$322,000** Sold Date **26-Oct-23**

Distance **0.27km**

RS = Recent sale

UN = Undisclosed Sale

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