

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

602/39 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

\$310,000

&

\$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2023

to

31 Jan 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

101/155 BOURKE STREET MELBOURNE VIC 3000	\$330,000	26-Oct-23
903/39 LONSDALE STREET MELBOURNE VIC 3000	\$325,000	19-Sep-23
1215/339 SWANSTON STREET MELBOURNE VIC 3000	\$320,000	19-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: 26 February 2024

DYNAMIC

RESIDENTIAL

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**101/155 BOURKE STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$330,000** Sold Date **26-Oct-23**

Distance **0.38km**



**903/39 LONSDALE STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$325,000** Sold Date **19-Sep-23**

Distance **0.01km**



**1215/339 SWANSTON STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$320,000** Sold Date **19-Oct-23**

Distance **0.65km**

RS = Recent sale

UN = Undisclosed Sale

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