

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

72/131-137 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

\$280,000

&

\$295,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2022

to

31 May 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

25/131-137 LONSDALE STREET MELBOURNE VIC 3000	\$292,000	08-Feb-23
506/100 EXHIBITION STREET MELBOURNE VIC 3000	\$320,000	20-Jun-23
1102/53 BATMAN STREET WEST MELBOURNE VIC 3003	\$280,000	26-Jun-23

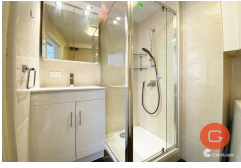
OR

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 June 2023

CEDAR ELM

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**25/131-137 LONSDALE STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price **\$292,000** Sold Date **08-Feb-23**

Distance **0km**



**506/100 EXHIBITION STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price ^{RS} **\$320,000** Sold Date **20-Jun-23**

Distance **0.36km**



**1102/53 BATMAN STREET WEST
MELBOURNE VIC 3003**

1 1 -

Sold Price ^{RS} **\$280,000** Sold Date **26-Jun-23**

Distance **1.5km**

RS = Recent sale UN = Undisclosed Sale

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