

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

715/39 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

\$220,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2020

to

30 Sep 2021

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
1116/39 Lonsdale Street Melbourne VIC 3000	\$260,000	05-Jul-20
816/39 Lonsdale Street Melbourne VIC 3000	\$250,000	26-Nov-19

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: 16 October 2021



1116/39 Lonsdale Street Melbourne Sold Price **\$260,000** Sold Date **05-Jul-20**
VIC 3000

 2  1  -

Distance -



816/39 Lonsdale Street Melbourne Sold Price **\$250,000** Sold Date **26-Nov-19**
VIC 3000

 1  1  1

Distance -

RS = Recent sale **UN** = Undisclosed Sale

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