

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

2A/131 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

\$199,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2020

to

31 May 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
38/131-137 Lonsdale Street Melbourne VIC 3000	\$240,000	06-Jun-20
75/131-137 Lonsdale Street Melbourne VIC 3000	\$186,000	11-Sep-20

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: 28 June 2021



**38/131-137 Lonsdale Street
Melbourne VIC 3000**

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Sold Price **\$240,000** Sold Date **06-Jun-20**

Distance **0.02km**



**75/131-137 Lonsdale Street
Melbourne VIC 3000**

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Sold Price **\$186,000** Sold Date **11-Sep-20**

Distance **0.02km**

RS = Recent sale

UN = Undisclosed Sale

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