

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

2213/39 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

\$400,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$445,999

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2019

to

29 Feb 2020

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

1401/22 Coromandel Place Melbourne VIC 3000	\$383,000	03-Feb-20
2904/31 Abeckett Street Melbourne VIC 3000	\$395,000	22-Dec-19
408/233-239 Collins Street Melbourne VIC 3000	\$378,000	17-Feb-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: 13 March 2020



**1401/22 Coromandel Place
Melbourne VIC 3000**

 2  1  -

Sold Price

\$383,000

Sold Date **03-Feb-20**

Distance **0.37km**



**2904/31 Abeckett Street Melbourne
VIC 3000**

 2  1  -

Sold Price

\$395,000

Sold Date **22-Dec-19**

Distance **0.76km**



**408/233-239 Collins Street
Melbourne VIC 3000**

 2  1  -

Sold Price

^{RS} **\$378,000**

Sold Date **17-Feb-20**

Distance **0.81km**

RS = Recent sale

UN = Undisclosed Sale

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