

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

12B/131 Lonsdale Street, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$309,000

Median sale price

Median price \$550,000

Property Type Unit

Suburb Melbourne

Period - From 01/10/2019

to 31/12/2019

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
1	1708/31 ABeckett St MELBOURNE 3000	\$327,000	14/09/2019
2	403/315-321 La Trobe St MELBOURNE 3000	\$325,000	20/11/2019
3	502/155 Bourke St MELBOURNE 3000	\$310,000	22/11/2019

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

30/01/2020 15:32



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$309,000
Median Unit Price
December quarter 2019: \$550,000

Comparable Properties



1708/31 ABeckett St MELBOURNE 3000 (REI/VG)

Agent Comments

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Price: \$327,000
Method: Private Sale
Date: 14/09/2019
Rooms: 3
Property Type: Apartment

403/315-321 La Trobe St MELBOURNE 3000 (REI)

Agent Comments

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Price: \$325,000
Method: Auction Sale
Date: 20/11/2019
Property Type: Apartment

502/155 Bourke St MELBOURNE 3000 (VG)

Agent Comments

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Price: \$310,000
Method: Sale
Date: 22/11/2019
Property Type: Flat/Unit/Apartment (Res)