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	1303/39 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~~		or range between	$320,000	&	$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$421,400	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
205/39 LONSDALE STREET MELBOURNE VIC 3000	$320,000	29-Mar-23
301/39 LONSDALE STREET MELBOURNE VIC 3000	$355,000	14-Nov-22
1605/39 LONSDALE STREET MELBOURNE VIC 3000	$340,000	23-Mar-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: 13 June 2023

INNER REAL ESTATE
NEXTRE

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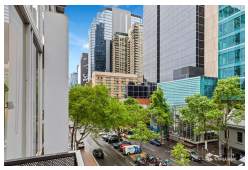


205/39 LONSDALE STREET MELBOURNE VIC 3000

2 1 -

Sold Price RS **$320,000** Sold Date **29-Mar-23**

Distance **0km**



301/39 LONSDALE STREET MELBOURNE VIC 3000

2 1 -

Sold Price **$355,000** Sold Date **14-Nov-22**

Distance **0km**



1605/39 LONSDALE STREET MELBOURNE VIC 3000

2 1 -

Sold Price **$340,000** Sold Date **23-Mar-23**

Distance **0km**

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

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