

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

1805/301 King Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$420,000 & \$460,000

Median sale price

Median price \$478,564 Property Type Unit Suburb Melbourne

Period - From 01/01/2023 to 31/12/2023 Source REIV

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 six 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	2704/639 Little Lonsdale St MELBOURNE 3000	\$440,000	07/12/2023
2	819/152 Sturt St SOUTHBANK 3006	\$440,000	07/01/2024
3	1/320 Spencer St WEST MELBOURNE 3003	\$430,000	12/01/2024

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 six months.~~

This Statement of Information was prepared on:

07/02/2024 15:22

Joo Ming (JM) Lim

03 9889 8800

0476 784 585

joominglim@mcgrath.com.au

Indicative Selling Price

\$420,000 - \$460,000

Median Unit Price

Year ending December 2023: \$478,564



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



2704/639 Little Lonsdale St MELBOURNE 3000 Agent Comments
(REI/VG)



Price: \$440,000

Method: Private Sale

Date: 07/12/2023

Property Type: Apartment



819/152 Sturt St SOUTHBANK 3006 (REI) Agent Comments



Price: \$440,000

Method: Private Sale

Date: 07/01/2024

Property Type: Apartment



1/320 Spencer St WEST MELBOURNE 3003 Agent Comments
(REI)



Price: \$430,000

Method: Private Sale

Date: 12/01/2024

Property Type: Apartment

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802