### 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	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$420,000		&		\$460,000			
Median sale pi	rice							
Median price	\$478,564	Pro	operty Type	Unit			Suburb	Melbourne
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Add	dress 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



1805/301 King Street, Melbourne Vic 3000

# McGrath



Property Type: Strata Unit/Flat Agent Comments 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

## **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

Agent Comments



Price: \$440,000 Method: Private Sale Date: 07/01/2024 Property Type: Apartment



1/320 Spencer St WEST MELBOURNE 3003 (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



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