

Peter Zervas 03 8644 5500 0405 682 173 pzervas@greghocking.com.au

#### Statement of Information

## Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Address	508/328-344 Kingsway, South Melbourne Vic 3205
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$310,000

#### Median sale price

Median price	\$622,750	Hou	Ise	Unit	Х		Suburb	South Melbourne
Period - From	01/04/2018	to	31/03/2019		Source	REIV		

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

Α\* 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

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1	2407/63 Whiteman St SOUTHBANK 3006	\$330,000	20/02/2019
2	905/568 St Kilda Rd MELBOURNE 3004	\$326,000	18/03/2019
3	706/568 St Kilda Rd MELBOURNE 3004	\$320,000	10/04/2019

#### 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.

**Account** - Greg Hocking Holdsworth | P: 03 8644 5500 | F: 03 9645 5393

Generated: 27/06/2019 15:50

Date of sale





Price



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**Indicative Selling Price** \$310,000 **Median Unit Price** Year ending March 2019: \$622,750



# Comparable Properties



2407/63 Whiteman St SOUTHBANK 3006 (REI/VG)

**Agent Comments** 

Price: \$330.000 Method: Private Sale Date: 20/02/2019

Rooms: 2

Property Type: Apartment Land Size: 53 sqm approx Agent Comments

905/568 St Kilda Rd MELBOURNE 3004 (REI/VG)





Price: \$326,000 Method: Private Sale Date: 18/03/2019 Rooms: 2

Property Type: Apartment Land Size: 2320 sqm approx **Agent Comments** 







Price: \$320,000 Method: Private Sale Date: 10/04/2019

Rooms: 3

Property Type: Apartment

**Agent Comments** 







