

## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 915/338 Kings Way, South Melbourne VIC 3205

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between \$370,500 & \$380,000

### Median sale price

Median price \$362,500 Unit X Suburb South Melbourne

Period - From 17/04/2018 to 17/10/2018 Source REIV / Propertydata.com

### Comparable property sales

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
913/52 Park Street, South Melbourne	\$352,000	09/07/2018
412/338 Kings Way, South Melbourne	\$354,000	07/05/2018
608/69-71 Stead Street, South Melbourne	\$364,000	16/06/2018