

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

616/338 Kings Way, South Melbourne Vic 3205

Indicative selling price

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

Range between \$330,000 & \$360,000

Median sale price

Median price \$621,000 Property Type Unit Suburb South Melbourne

Period - From 01/04/2020 to 31/03/2021 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	1006/568 St Kilda Rd MELBOURNE 3004	\$375,000	03/05/2021
2	1110/338 Kings Way SOUTH MELBOURNE 3205	\$360,000	12/02/2021
3	1507A/22 Dorcas St SOUTHBANK 3006	\$345,000	28/04/2021

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:

18/05/2021 14:56



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$330,000 - \$360,000

Median Unit Price

Year ending March 2021: \$621,000

Comparable Properties



1006/568 St Kilda Rd MELBOURNE 3004 (REI) **Agent Comments**



Price: \$375,000

Method: Private Sale

Date: 03/05/2021

Property Type: Apartment



1110/338 Kings Way SOUTH MELBOURNE 3205 (REI) **Agent Comments**



Price: \$360,000

Method: Private Sale

Date: 12/02/2021

Property Type: Apartment



1507A/22 Dorcas St SOUTHBANK 3006 (REI) **Agent Comments**



Price: \$345,000

Method: Private Sale

Date: 28/04/2021

Property Type: Apartment