

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

810/338 Kings Way, South Melbourne Vic 3205

Indicative selling price

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

Range between \$480,000 & \$520,000

Median sale price

Median price \$640,000 Property Type Unit Suburb South Melbourne

Period - From 28/03/2023 to 27/03/2024 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	1112/1 Balston St SOUTHBANK 3006	\$518,800	13/02/2024
2	1212/39 Coventry St SOUTHBANK 3006	\$510,000	31/01/2024
3	1717/22 Dorcas St SOUTH MELBOURNE 3205	\$500,000	28/02/2024

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:

28/03/2024 21:15



Property Type:
Agent Comments

Indicative Selling Price

\$480,000 - \$520,000

Median Unit Price

28/03/2023 - 27/03/2024: \$640,000

Comparable Properties



1112/1 Balston St SOUTHBANK 3006 (REI)

Agent Comments



Price: \$518,800

Method: Private Sale

Date: 13/02/2024

Property Type: Apartment



1212/39 Coventry St SOUTHBANK 3006 (REI/VG)

Agent Comments



Price: \$510,000

Method: Private Sale

Date: 31/01/2024

Property Type: Apartment



1717/22 Dorcas St SOUTH MELBOURNE 3205 (REI)

Agent Comments



Price: \$500,000

Method: Private Sale

Date: 28/02/2024

Property Type: Apartment

Account - IEC Real Estate Pty Ltd | P: 03-9340 3300 | F: 03-9340 3303