

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

2107/301 King Street, Melbourne Vic 3000

Indicative selling price

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

Single price \$540,000

Median sale price

Median price \$485,000

Property Type Unit

Suburb Melbourne

Period - From 01/01/2024

to 31/12/2024

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	205/39 Queen St MELBOURNE 3000	\$575,000	29/10/2024
2	5314/160 Victoria St CARLTON 3053	\$510,000	17/09/2024
3	5609/648 Lonsdale St MELBOURNE 3000	\$520,000	16/09/2024

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:

14/02/2025 11:51

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Indicative Selling Price

\$540,000

Median Unit Price

Year ending December 2024: \$485,000



 1  1  0

Property Type: Apartment

Agent Comments

Comparable Properties



205/39 Queen St MELBOURNE 3000 (REI/VG)

Agent Comments

 1  1  -

Price: \$575,000

Method: Private Sale

Date: 29/10/2024

Property Type: Apartment



5314/160 Victoria St CARLTON 3053 (REI/VG)

Agent Comments

 1  1  -

Price: \$510,000

Method: Private Sale

Date: 17/09/2024

Property Type: Apartment

Land Size: 51.55 sqm approx



5609/648 Lonsdale St MELBOURNE 3000 (REI)

Agent Comments

 1  1  -

Price: \$520,000

Method: Private Sale

Date: 16/09/2024

Property Type: Apartment

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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