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

	e		
For the meaning	of this price see	consumer.vic.gov.au/	underauotina
i or the meaning		consumer.vic.gov.au/	underquoting

Single price \$540,000

Median sale price

Median price	\$485,000	Pro	perty Type Unit	:	Suburb	Melbourne
Period - From	01/01/2024	to	31/12/2024	Sour	rce 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.

Add	dress 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



Mc**Grath**



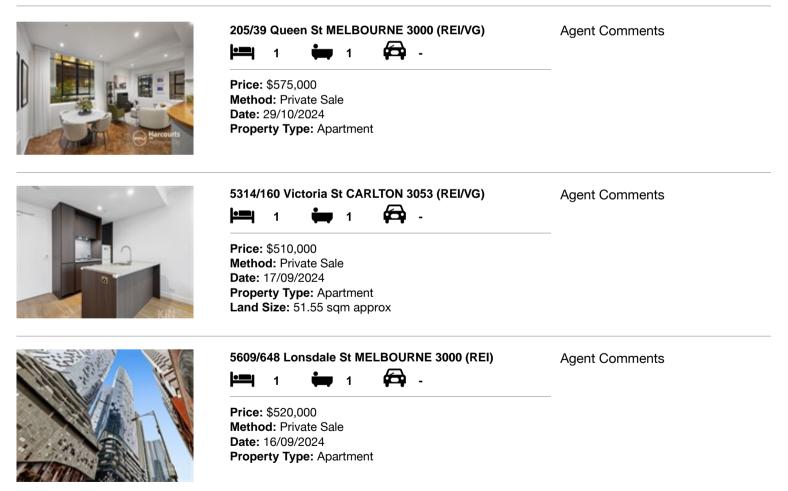


Property Type: Apartment Agent Comments

Joo Ming (JM) Lim 03 9889 8800 0476 784 585 joominglim@mcgrath.com.au

Indicative Selling Price \$540,000 Median Unit Price Year ending December 2024: \$485,000

Comparable Properties



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



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