

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

1016/338 Kings Way, South Melbourne Vic 3205

Indicative selling price

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

Single price

\$315,000

Median sale price

Median price

\$610,000

Property Type

Unit

Suburb

South Melbourne

Period - From

01/01/2022

to

31/12/2022

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	916/338 Kings Way SOUTH MELBOURNE 3205	\$347,000	18/02/2023
2	4/178 Toorak Rd.W SOUTH YARRA 3141	\$325,000	03/02/2023
3			

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:

23/03/2023 11:25

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Indicative Selling Price

\$315,000

Median Unit Price

Year ending December 2022: \$610,000



Property Type: Apartment

Agent Comments

Comparable Properties



916/338 Kings Way SOUTH MELBOURNE 3205 Agent Comments
(REI)



Price: \$347,000

Method: Auction Sale

Date: 18/02/2023

Property Type: Apartment



4/178 Toorak Rd.W SOUTH YARRA 3141 (REI) Agent Comments



Price: \$325,000

Method: Private Sale

Date: 03/02/2023

Property Type: Apartment

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.

Account - Whitefox Real Estate | P: 96459699



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