

# 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](http://consumer.vic.gov.au/underquoting)

Single price

\$540,000

### Median sale price

Median price

\$502,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/10/2023

to

30/09/2024

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	5609/648 Lonsdale St MELBOURNE 3000	\$520,000	16/09/2024
2	2504/119 ABeckett St MELBOURNE 3000	\$553,200	15/08/2024
3	1904/119 ABeckett St MELBOURNE 3000	\$549,600	15/08/2024

**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:

26/11/2024 23:34

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**Indicative Selling Price**

\$540,000

**Median Unit Price**

Year ending September 2024: \$502,000



 1  1  0

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**5609/648 Lonsdale St MELBOURNE 3000 (REI)**

Agent Comments

 1  1  -

**Price:** \$520,000

**Method:** Private Sale

**Date:** 16/09/2024

**Property Type:** Apartment

**2504/119 ABeckett St MELBOURNE 3000 (REI)**

Agent Comments

 1  1  -

**Price:** \$553,200

**Method:** Private Sale

**Date:** 15/08/2024

**Property Type:** Apartment

**1904/119 ABeckett St MELBOURNE 3000 (REI)**

Agent Comments

 1  1  -

**Price:** \$549,600

**Method:** Private Sale

**Date:** 15/08/2024

**Property Type:** Apartment

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



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