

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

510/270 KING STREET MELBOURNE VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$410,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$429,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2021

to

30 Nov 2022

Source

Corelogic

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 6 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

4501/639 LONSDALE STREET MELBOURNE VIC 3000	\$415,000	30-Sep-22
2609/285 LA TROBE STREET MELBOURNE VIC 3000	\$408,000	26-Jul-22
806/9 MCKILLOP STREET MELBOURNE VIC 3000	\$410,000	05-Jul-22

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 6 months.~~

This Statement of Information was prepared on: 13 December 2022

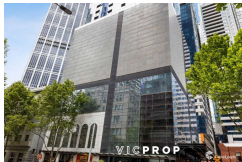

**4501/639 LONSDALE STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price

\$415,000Sold Date **30-Sep-22**

Distance

0.22km
**2609/285 LA TROBE STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price

^{RS} **\$408,000**Sold Date **26-Jul-22**

Distance

0.62km
**806/9 MCKILLOP STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price

\$410,000Sold Date **05-Jul-22**

Distance

0.63km

RS = Recent sale

UN = Undisclosed Sale

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