

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

1108/270 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

or range
between

\$470,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,750

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2023

to

31 Mar 2024

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

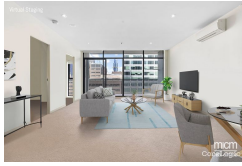
Date of sale

1705/380-386 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$470,000	27-Oct-23
1010/601-611 LITTLE COLLINS STREET MELBOURNE VIC 3000	\$495,000	07-Dec-23
1916/65 DUDLEY STREET WEST MELBOURNE VIC 3003	\$475,000	09-Nov-23

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: 22 April 2024



1705/380-386 LITTLE LONSDALE STREET MELBOURNE VIC 3000

2 2 -

Sold Price

\$470,000

Sold Date

27-Oct-23

Distance

0.33km



1010/601-611 LITTLE COLLINS STREET MELBOURNE VIC 3000

2 2 -

Sold Price

\$495,000

Sold Date

07-Dec-23

Distance

0.47km



1916/65 DUDLEY STREET WEST MELBOURNE VIC 3003

2 2 -

Sold Price

\$475,000

Sold Date

09-Nov-23

Distance

0.55km

RS = Recent sale

UN = Undisclosed Sale

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