

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

1105/301 King Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$540,000 & \$570,000

Median sale price

Median price \$470,000 Property Type Unit Suburb Melbourne

Period - From 01/10/2024 to 31/12/2024 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	3701/70 Southbank Blvd SOUTHBANK 3006	\$570,000	08/11/2024
2	3803/639 Little Lonsdale St MELBOURNE 3000	\$545,000	04/10/2024
3	2008/560 Lonsdale St MELBOURNE 3000	\$544,000	03/10/2024

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:

18/01/2025 11:13

Jodi Longmore-Scott

03 9842 1188

0408 126 215

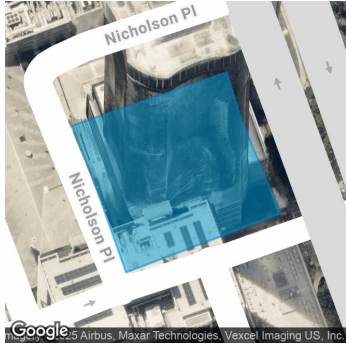
jlongmorescott@woodards.com.au

Indicative Selling Price

\$540,000 - \$570,000

Median Unit Price

December quarter 2024: \$470,000

**Property Type:** Strata Unit/Flat

Agent Comments

Comparable Properties

3701/70 Southbank Blvd SOUTHBANK 3006 (VG)

Agent Comments

**Price:** \$570,000**Method:** Sale**Date:** 08/11/2024**Property Type:** Flat/Unit/Apartment (Res)

3803/639 Little Lonsdale St MELBOURNE 3000 (REI/VG)

Agent Comments

**Price:** \$545,000**Method:** Private Sale**Date:** 04/10/2024**Property Type:** Apartment

2008/560 Lonsdale St MELBOURNE 3000 (REI/VG)

Agent Comments

**Price:** \$544,000**Method:** Private Sale**Date:** 03/10/2024**Property Type:** Apartment

Account - Woodards | P: 03 9842 1188 | F: 03 9842 1799



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