

# 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

13/300 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)

Range between \$880,000 & \$920,000

### Median sale price

Median price \$470,000

Property Type Unit

Suburb Melbourne

Period - From 01/07/2018

to 30/06/2019

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 | 11/300 King St MELBOURNE 3000           | \$940,000 | 30/07/2019   |
| 2 | 6/535 Flinders La MELBOURNE 3000        | \$900,000 | 20/09/2019   |
| 3 | 180/480 La Trobe St WEST MELBOURNE 3003 | \$880,000 | 31/05/2019   |

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:

25/09/2019 11:19

13/300 King Street, Melbourne Vic 3000



2 2 2

**Property Type:**  
Flat/Unit/Apartment (Res)  
**Land Size:** 129 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$880,000 - \$920,000  
**Median Unit Price**  
Year ending June 2019: \$470,000

## Comparable Properties



**11/300 King St MELBOURNE 3000 (VG)**

**Agent Comments**

3 - -

**Price:** \$940,000  
**Method:** Sale  
**Date:** 30/07/2019  
**Property Type:** Strata Unit/Flat



**6/535 Flinders La MELBOURNE 3000 (REI)**

**Agent Comments**

3 2 2

**Price:** \$900,000  
**Method:** Private Sale  
**Date:** 20/09/2019  
**Rooms:** 5  
**Property Type:** Apartment



**180/480 La Trobe St WEST MELBOURNE 3003 (REI/VG)**

**Agent Comments**

3 2 1

**Price:** \$880,000  
**Method:** Sold Before Auction  
**Date:** 31/05/2019  
**Rooms:** 4  
**Property Type:** Apartment  
**Land Size:** 125 sqm approx

**Account** - hockingstuart | P: 03 9600 2192 | F: 03 9600 3962



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.