

Statement of Information

Single residential property located in the Melbourne metropolitan area
Section 47AF of the *Estate Agents Act 1980*

Bizarre

Property offered for sale

Street: 24/300 KING STREET

Suburb: MELBOURNE

State: VIC

Postcode: 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: \$ 1,150,000 and \$ 1,250,000

Median sale price

Median price: \$ 440,000

Property type: Unit

Suburb: Melbourne

Period - From: 01 / 04 / 2024 to: 31 / 03 / 2025 Source: Core Logic

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	7/5 ANDERSON STREET WEST MELBOURNE	\$ 1,328,000	23 / 01 / 2025
2	59/120-150 STURT STREET SOUTHBANK	\$ 1,250,000	10 / 02 / 2025
3	30/2 EXHIBITION STREET, MELBOURNE	\$ 1,335,000	28 / 03 / 2025

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: 24 April 2025