

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

301/270 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

\$547,313

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2023

to

31 Aug 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

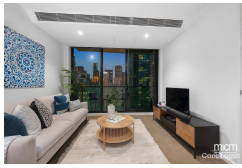
Date of sale

2906/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$440,000	10-Apr-24
410/301 KING STREET MELBOURNE VIC 3000	\$540,000	08-Feb-24
109/301 KING STREET MELBOURNE VIC 3000	\$537,000	21-May-24

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: 18 September 2024



2906/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000

1 1 -

Sold Price **\$440,000** Sold Date **10-Apr-24**

Distance **0.08km**



410/301 KING STREET MELBOURNE VIC 3000

1 1 -

Sold Price **\$540,000** Sold Date **08-Feb-24**

Distance **0.09km**



109/301 KING STREET MELBOURNE VIC 3000

1 1 -

Sold Price **\$537,000** Sold Date **21-May-24**

Distance **0.09km**

RS = Recent sale

UN = Undisclosed Sale

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