

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

809/338 Kings Way South Melbourne VIC 3205

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

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

South Melbourne

Period-from

01 Jun 2020

to

31 May 2021

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

1813/39 Coventry Street Southbank VIC 3006	\$475,000	09-Apr-21
503/320-322 St Kilda Road Southbank VIC 3006	\$485,000	11-May-21
29A/100 Kavanagh Street Southbank VIC 3006	\$479,000	15-Apr-21

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.~~

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**1813/39 Coventry Street Southbank
VIC 3006**

2 1 1

Sold Price

\$475,000

Sold Date

09-Apr-21

Distance

0.61km

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Source: CoreLogic



**503/320-322 St Kilda Road
Southbank VIC 3006**

2 1 1

Sold Price

\$485,000

Sold Date

11-May-21

Distance

0.63km



**29A/100 Kavanagh Street
Southbank VIC 3006**

2 1 1

Sold Price

\$479,000

Sold Date

15-Apr-21

Distance

1.28km

RS = Recent sale

UN = Undisclosed Sale

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