

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

\$530,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

South Melbourne

Period-from

01 Mar 2020

to

28 Feb 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

4109/241-243 City Road Southbank VIC 3006	\$555,000	21-Oct-20
327C/183 City Road Southbank VIC 3006	\$550,000	19-Jan-21
908/180 City Road Southbank VIC 3006	\$535,000	28-Jan-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.~~

This Statement of Information was prepared on: 22 March 2021



4109/241-243 City Road Southbank VIC 3006 Sold Price

\$555,000 Sold Date **21-Oct-20**

 2  1  1

Distance **1.29km**

Map data © OpenStreetMap contributors, Imagery © Mapbox



327C/183 City Road Southbank VIC 3006 Sold Price

\$550,000 Sold Date **19-Jan-21**

 2  1  1

Distance **1.33km**



908/180 City Road Southbank VIC 3006 Sold Price

^{RS} **\$535,000** Sold Date **28-Jan-21**

 2  1  1

Distance **1.43km**

RS = Recent sale

UN = Undisclosed Sale

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