

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

1209/270 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

\$498,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$437,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2018

to

31 Aug 2019

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

4001/639 Lonsdale Street Melbourne VIC 3000	\$480,000	20-May-19
802/639 Lonsdale Street Melbourne VIC 3000	\$490,000	09-Sep-19
1010/228 Abeckett Street Melbourne VIC 3000	\$490,000	07-Sep-19

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: 23 September 2019



**4001/639 Lonsdale Street
Melbourne VIC 3000**

 2  1  1

Sold Price **\$480,000** Sold Date **20-May-19**

Distance **0.21km**



**802/639 Lonsdale Street
Melbourne VIC 3000**

 2  1  1

Sold Price ^{RS} **\$490,000** Sold Date **09-Sep-19**

Distance **0.21km**

**1010/228 Abeckett Street
Melbourne VIC 3000**

 2  1  1

Sold Price

Sold Date **07-Sep-19**

Distance **0.43km**

RS = Recent sale

UN = Undisclosed Sale

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