

## 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

1005/270 King Street Melbourne VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or a range  
between

\$390,000

&

\$420,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$448,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2019

to

31 Mar 2020

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

|  |           |           |
|--|-----------|-----------|
| 1410/601 Little Lonsdale Street Melbourne VIC 3000 | \$410,000 | 25-Feb-20 |
| 606/199 William Street Melbourne VIC 3000          | \$420,000 | 14-Nov-19 |
| 1701/568-580 Collins Street Melbourne VIC 3000     | \$400,000 | 06-Nov-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: 02 April 2020


**1410/601 Little Lonsdale Street  
Melbourne VIC 3000**
 1  1  -

 Sold Price <sup>RS</sup> **\$410,000** <sup>UN</sup> Sold Date **25-Feb-20**

 Distance **0.11km**
Image is for illustrative purposes only. It is not intended to represent the actual property.

**606/199 William Street Melbourne  
VIC 3000**
 2  1  -

 Sold Price **\$420,000** Sold Date **14-Nov-19**

 Distance **0.23km**

**1701/568-580 Collins Street  
Melbourne VIC 3000**
 1  1  -

 Sold Price **\$400,000** Sold Date **06-Nov-19**

 Distance **0.51km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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