

## 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

705/338 Kings Way South Melbourne VIC 3205

### 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 range  
between

\$489,900

&

\$519,900

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$587,400

Property type

Unit

Suburb

South Melbourne

Period-from

01 Nov 2019

to

31 Oct 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

1001/338 Kings Way South Melbourne VIC 3205	\$537,900	27-Mar-20
614/85-87 Market Street South Melbourne VIC 3205	\$515,000	07-Mar-20
23/100 Kavanagh Street Southbank VIC 3006	\$520,000	20-Oct-20

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 November 2020



**1001/338 Kings Way South  
 Melbourne VIC 3205**

 2  1  2

Sold Price **\$537,900** Sold Date **27-Mar-20**

Distance -



**614/85-87 Market Street South  
 Melbourne VIC 3205**

 2  1  1

Sold Price **\$515,000** Sold Date **07-Mar-20**

Distance **1.16km**



**23/100 Kavanagh Street Southbank  
 VIC 3006**

 2  1  1

Sold Price <sup>RS</sup> **\$520,000** Sold Date **20-Oct-20**

Distance **1.28km**

RS = Recent sale UN = Undisclosed Sale

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