

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

403/338 Kings Way, South Melbourne Vic 3205

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$350,000

Median sale price

Median price \$610,000

House

Unit

X

Suburb

South Melbourne

Period - From 01/01/2017

to 31/12/2017

Source REIV

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 six 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
1	502/67 Stead St SOUTH MELBOURNE 3205	\$402,500	08/11/2017
2	911/338 Kings Way SOUTH MELBOURNE 3205	\$370,000	14/09/2017
3	403/338 Kings Way SOUTH MELBOURNE 3205	\$340,000	06/04/2013

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 six months.

Karin Mackay
+61 3 9645 3418
0419510304
karin@apbpm.com.au

Indicative Selling Price
\$350,000

Median Unit Price
Year ending December 2017: \$610,000



Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Comparable Properties

502/67 Stead St SOUTH MELBOURNE 3205 (VG) Agent Comments



Price: \$402,500
Method: Sale
Date: 08/11/2017
Rooms: -
Property Type: Strata Unit/Flat

911/338 Kings Way SOUTH MELBOURNE 3205 (VG) Agent Comments



Price: \$370,000
Method: Sale
Date: 14/09/2017
Rooms: -
Property Type: Subdivided Flat - Single OYO Flat

403/338 Kings Way SOUTH MELBOURNE 3205 (VG) Agent Comments



Price: \$340,000
Method: Sale
Date: 06/04/2013
Rooms: -
Property Type: Strata Unit/Flat