

## 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

503/338 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

\$330,000

&

\$360,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

South Melbourne

Period-from

01 Jan 2020

to

31 Dec 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

710/22 Dorcas Street Southbank VIC 3006	\$345,000	15-Dec-20
806/22 Dorcas Street Southbank VIC 3006	\$365,000	22-Oct-20
1803/118 Kavanagh Street Southbank VIC 3006	\$375,000	11-Dec-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: 19 January 2021



**710/22 Dorcas Street Southbank  
 VIC 3006**

1 1 1

Sold Price **\$345,000** Sold Date **15-Dec-20**

Distance **0.56km**



**806/22 Dorcas Street Southbank  
 VIC 3006**

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Sold Price <sup>RS</sup> **\$365,000** Sold Date **22-Oct-20**

Distance **0.56km**



**1803/118 Kavanagh Street  
 Southbank VIC 3006**

1 1 -

Sold Price <sup>RS</sup> **\$375,000** Sold Date **11-Dec-20**

Distance **1.27km**

RS = Recent sale      UN = Undisclosed Sale

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