

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980
6201/301 King Street, Melbourne VIC 3000

Property offered for sale

Address
Including suburb and
postcode

6201/301 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

\$2,806,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2023

to

29 Feb 2024

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

51/51 SPRING STREET MELBOURNE VIC 3000	\$2,900,000	10-Feb-24
888/22-24 JANE BELL LANE MELBOURNE VIC 3000	\$2,820,000	25-Sep-23
29/2 EXHIBITION STREET MELBOURNE VIC 3000	\$2,800,000	24-Oct-23

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.

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51/51 SPRING STREET MELBOURNE VIC 3000 Sold Price ^{RS} **\$2,900,000** ^{UN} Sold Date **10-Feb-24**

3 2 -

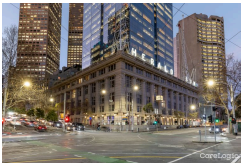
Distance **0.03km**



888/22-24 JANE BELL LANE MELBOURNE VIC 3000 Sold Price ^{RS} **\$2,820,000** Sold Date **25-Sep-23**

3 2 3

Distance **0.83km**



29/2 EXHIBITION STREET MELBOURNE VIC 3000 Sold Price **\$2,800,000** Sold Date **24-Oct-23**

3 3 2

Distance **0.2km**

RS = Recent sale

UN = Undisclosed Sale

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