

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 412/338 Kings Way, South Melbourne Vic 3205

Indicative selling price

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

Single price \$395,000

Median sale price

Median price \$590,000

House

Unit

X

Suburb

South Melbourne

Period - From 01/07/2016

to 30/06/2017

Source REIV

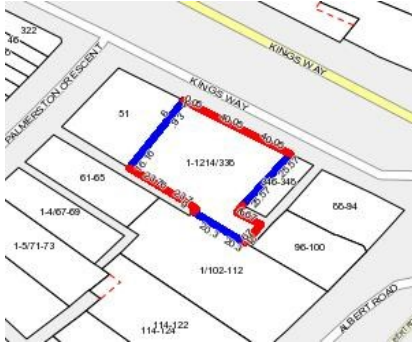
Comparable property sales (*Delete A or B below as applicable)

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	142/416a St Kilda Rd MELBOURNE 3004	\$396,000	26/08/2017
2	199/22 Kavanagh St SOUTHBANK 3006	\$390,000	27/07/2017
3	912/338 Kings Way SOUTH MELBOURNE 3205	\$380,000	07/07/2017

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.~~



Rooms: 6
Property Type: Apartment
Agent Comments

Large storage cage, and outdoor entertaining space.

Indicative Selling Price
 \$395,000

Median Unit Price
 Year ending June 2017: \$590,000

Comparable Properties



142/416a St Kilda Rd MELBOURNE 3004 (REI) [Agent Comments](#)



Price: \$396,000
Method: Private Sale
Date: 26/08/2017
Rooms: -
Property Type: Apartment



199/22 Kavanagh St SOUTHBANK 3006 (REI) [Agent Comments](#)



Price: \$390,000
Method: Private Sale
Date: 27/07/2017
Rooms: 2
Property Type: Apartment

912/338 Kings Way SOUTH MELBOURNE 3205 (REI) [Agent Comments](#)



Price: \$380,000
Method: Private Sale
Date: 07/07/2017
Rooms: -
Property Type: Apartment