

## 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

Brand New luxury 3 bedroom 3 bathroom 2 car  
parks KING STREET MELBOURNE VIC 3000

### 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

\$1,800,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$409,999

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2022

to

31 Oct 2023

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

5303/371 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$1,820,000	19-Aug-22
2402/228 A'BECKETT STREET MELBOURNE VIC 3000	\$1,907,998	10-Jul-22

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: 20 November 2023

**5303/371 LITTLE LONSDALE  
STREET MELBOURNE VIC 3000**

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Sold Price **\$1,820,000** Sold Date **19-Aug-22**Distance **0.27km****2402/228 A'BECKETT STREET  
MELBOURNE VIC 3000**

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Sold Price **\$1,907,998** Sold Date **10-Jul-22**Distance **0.69km**

RS = Recent sale

UN = Undisclosed Sale

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