

Comparable Sales

Final Preview

## 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

2806/299 KING STREET MELBOURNE VIC 3000

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price  or range between \$540,000 & \$560,000

#### Median sale price

(\*Delete house or unit as applicable)

Median Price  Property type  Suburb

Period-from  to  Source

#### 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
610/301 KING STREET MELBOURNE VIC 3000	\$542,000	23-Feb-24
2905/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$554,500	29-Jun-23
DUDLEY STREET WEST MELBOURNE VIC 3003	\$556,800	20-Dec-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.~~

This Statement of Information was prepared on: 24 May 2024

[consumer.vic.gov.au](https://consumer.vic.gov.au)



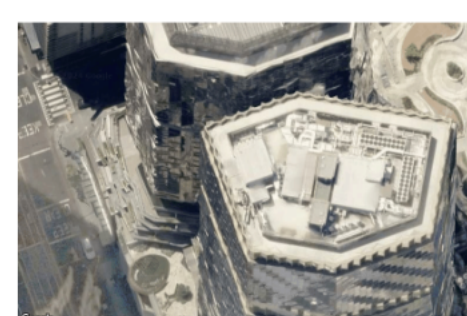
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610/301 KING STREET MELBOURNE Sold Price **\$542,000** Sold Date **23-Feb-24**  
VIC 3000

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Distance **0.01km**



2905/639 LITTLE LONSDALE Sold Price **\$554,500** Sold Date **29-Jun-23**  
STREET MELBOURNE VIC 3000

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Distance **0.17km**



DUDLEY STREET WEST Sold Price **\$556,800** Sold Date **20-Dec-23**  
MELBOURNE VIC 3003

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Distance **0.44km**

RS = Recent sale UN = Undisclosed Sale

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