

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 3110 / 299 King Street, Melbourne VIC 3000

Indicative selling price

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

Single price \$*985,000 or range between \$* & \$

Median sale price

Median price \$608,000 Property type *Apartment* Suburb Melbourne
Period - From 1 Sep 2018 to 4 Sep 2019 Source Realestate.com.au

Comparable property sales

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
14211/220 Spencer Street, Melbourne, Vic 3000	\$680,000	21 Feb 2019
22406/613 Queen Street, Melbourne, Vic 3000	\$733,900	13 Sep 2019
37/410 Queen Street, Melbourne, Vic 3000	\$800,000	05 Nov 2018

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.~~

This Statement of Information was prepared on: 07/10/2019