

## 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

1209/270 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

or range  
between

\$450,000

&

\$495,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2020

to

31 Aug 2021

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

1602/620 Collins Street Melbourne VIC 3000	\$480,000	17-Mar-21
2004A/8 Franklin Street Melbourne VIC 3000	\$482,000	23-Mar-21

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: 01 September 2021

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**1602/620 Collins Street Melbourne  
VIC 3000**

Sold Price

**\$480,000**

Sold Date

**17-Mar-21**

 2  1  1

Distance

**0.55km**



**2004A/8 Franklin Street Melbourne  
VIC 3000**

Sold Price

**\$482,000**

Sold Date

**23-Mar-21**

 2  1  1

Distance

**0.95km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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