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	585 King Street, West Melbourne Vic 3003

Indicative selling price

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

Range between $1,250,000 & $1,350,000

Median sale price

Median price $1,300,000 Property Type House Suburb West Melbourne

Period - From 01/10/2021 to 30/09/2022 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	103 Oshanassy St NORTH MELBOURNE 3051	$1,385,000	01/10/2022
2	29 Cobden St NORTH MELBOURNE 3051	$1,381,000	03/09/2022
3	116 Dryburgh St NORTH MELBOURNE 3051	$1,305,000	17/09/2022

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: 20/10/2022 09:30

585 King Street, West Melbourne Vic 3003



3 1 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
Year ending September 2022: $1,300,000

Comparable Properties



103 Oshanassy St NORTH MELBOURNE 3051 (REI)

3 1 2

Agent Comments

Price: $1,385,000
Method: Auction Sale
Date: 01/10/2022
Property Type: Townhouse (Res)
Land Size: 147 sqm approx



29 Cobden St NORTH MELBOURNE 3051 (REI)

3 1 3

Agent Comments

Price: $1,381,000
Method: Auction Sale
Date: 03/09/2022
Property Type: House (Res)



116 Dryburgh St NORTH MELBOURNE 3051 (REI)

4 1 1

Agent Comments

Price: $1,305,000
Method: Auction Sale
Date: 17/09/2022
Property Type: House (Res)

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

REIV THE DIFFERENCE | propertydata.com.au

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