

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

504/155 Franklin Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$320,000 & \$350,000

Median sale price

Median price \$470,000 Property Type Unit Suburb Melbourne

Period - From 01/10/2024 to 31/12/2024 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	101/525 Rathdowne St CARLTON 3053	\$342,500	24/12/2024
2	301/162 Rosslyn St WEST MELBOURNE 3003	\$340,000	06/12/2024
3	805/565 Flinders St MELBOURNE 3000	\$340,000	08/10/2024

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:

26/03/2025 09:49



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$320,000 - \$350,000
Median Unit Price
December quarter 2024: \$470,000

Comparable Properties



101/525 Rathdowne St CARLTON 3053 (REI/VG)

Agent Comments



Price: \$342,500
Method: Private Sale
Date: 24/12/2024
Property Type: Apartment



301/162 Rosslyn St WEST MELBOURNE 3003 (REI/VG)

Agent Comments



Price: \$340,000
Method: Private Sale
Date: 06/12/2024
Property Type: Apartment



805/565 Flinders St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$340,000
Method: Private Sale
Date: 08/10/2024
Property Type: Apartment

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



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