

# 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

2214/155 Franklin 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

\$398,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2020

to

31 Dec 2020

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

3306/120 Abeckett Street Melbourne VIC 3000	\$380,000	20-Aug-20
2510/157 Abeckett Street Melbourne VIC 3000	\$439,800	02-Dec-20
6001/228 La Trobe Street Melbourne VIC 3000	\$447,500	15-Aug-20

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: 11 January 2021



**3306/120 Abeckett Street  
Melbourne VIC 3000**

 1  1  -

Sold Price

**\$380,000** Sold Date **20-Aug-20**

Distance

-



**2510/157 Abeckett Street  
Melbourne VIC 3000**

 1  1  -

Sold Price

**\$439,800** Sold Date **02-Dec-20**

Distance

**0.13km**



**6001/228 La Trobe Street  
Melbourne VIC 3000**

 1  1  -

Sold Price

**\$447,500** Sold Date **15-Aug-20**

Distance

**0.25km**

RS = Recent sale

UN = Undisclosed Sale

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