

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 3208A/8 Franklin Street, Melbourne, VIC 3000

Indicative selling price

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

Price Range

\$430,000

&

\$470,000

Median sale price

Median price

\$432,750

Property Type

Unit

Suburb

Melbourne (3000)

Period - From

01/01/2022

to

31/12/2022

Source

CoreLogic

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
2504A/8 FRANKLIN STREET, MELBOURNE VIC 3000	\$415,000	30/09/2022
1905A/8 FRANKLIN STREET, MELBOURNE VIC 3000	\$410,000	03/12/2022
1603A/8 FRANKLIN STREET, MELBOURNE VIC 3000	\$575,000	28/11/2022

This Statement of Information was prepared on: 21/03/2023