



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 2004A/8 Franklin Street, Melbourne, 3000

Indicative selling price

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

Single price or range between \$475,000.00 & \$495,000.00

Median sale price

Median price \$465,000.00 Property type Unit/Apartment Suburb MELBOURNE
Period - From Mar 2020 to Feb 2021 Source CoreLogic

Comparable property sales

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
141/538 Little Lonsdale Street Melbourne VIC 3000	\$489,000.00	17/12/2020
1210/220 Spencer Street Melbourne VIC 3000	\$480,000.00	18/12/2020
1302/200 Spencer Street Melbourne VIC 3000	\$480,000.00	9/01/2021

This Statement of Information was prepared on: Friday 19th March 2021