

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

312/118 Franklin Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$215,000 & \$235,000

Median sale price

Median price \$527,500 Property Type Unit Suburb Melbourne

Period - From 01/04/2020 to 31/03/2021 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	L33A/8 Franklin St MELBOURNE 3000	\$257,000	17/11/2020
2	3309A/8 Franklin St MELBOURNE 3000	\$257,000	11/11/2020
3	113/70-74 Nicholson St FITZROY 3065	\$257,000	19/12/2020

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:

28/05/2021 18:10



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Property Type: Apartment

Agent Comments

Comparable Properties



L33A/8 Franklin St MELBOURNE 3000 (REI)

Agent Comments

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Price: \$257,000

Method: Private Sale

Date: 17/11/2020

Property Type: Apartment

3309A/8 Franklin St MELBOURNE 3000 (VG)

Agent Comments

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Price: \$257,000

Method: Sale

Date: 11/11/2020

Property Type: Flat/Unit/Apartment (Res)



113/70-74 Nicholson St FITZROY 3065 (REI)

Agent Comments

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Price: \$257,000

Method: Private Sale

Date: 19/12/2020

Property Type: Apartment