



## 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

408/118 Franklin Street, Melbourne, 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

or range between

\$200,000.00

&

\$220,000.00

### Median sale price

Median price

\$485,000.00

Property type

Studio

Suburb

MELBOURNE

Period - From

Apr 2023

to

Jun 2023

Source

REIV

### 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
316/112 Abeckett St MELBOURNE 3000	\$220,000.00	12/05/2023
810/181 Abeckett St MELBOURNE 3000	\$210,000.00	17/08/2023
420/118 Franklin St MELBOURNE 3000	\$210,000.00	20/03/2023

This Statement of Information was prepared on: Wednesday 20th September 2023