

## 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

1705/155 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

or range  
between

\$380,000

&

\$400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2023

to

31 Aug 2024

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

1609/60 A'BECKETT STREET MELBOURNE VIC 3000	411000	12-Apr-24
2015/135 A'BECKETT STREET MELBOURNE VIC 3000	420000	01-May-24
2703/120 A'BECKETT STREET MELBOURNE VIC 3000	386000	26-Mar-24

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: 03 September 2024

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**1609/60 A'BECKETT STREET  
MELBOURNE VIC 3000**

1 1 -

Sold Price **411000** Sold Date **12-Apr-24**

Distance **0.18km**

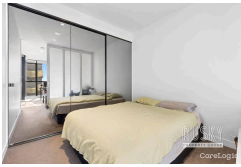


**2015/135 A'BECKETT STREET  
MELBOURNE VIC 3000**

1 1 -

Sold Price **420000** Sold Date **01-May-24**

Distance **0.13km**



**2703/120 A'BECKETT STREET  
MELBOURNE VIC 3000**

1 1 -

Sold Price **386000** Sold Date **26-Mar-24**

Distance **0.06km**

RS = Recent sale      UN = Undisclosed Sale

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