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**Rooms:**  
**Property Type:** Apartment  
**Land Size:** na  
**Agent Comments**

**Indicative Selling Price**  
 \$379,000  
**Median Unit Price**  
 Year ending March 2017: \$471,000

## Comparable Properties



**608/25 Therry St MELBOURNE 3000 (REI)**

**Agent Comments**

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**Price:** \$390,000  
**Method:** Private Sale  
**Date:** 05/04/2017  
**Rooms:** 3  
**Property Type:** Apartment  
**Land Size:**



**2905/31 Abeckett St MELBOURNE 3000 (REI)**

**Agent Comments**

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**Price:** \$395,000  
**Method:** Private Sale  
**Date:** 09/01/2017  
**Rooms:** 3  
**Property Type:** Apartment  
**Land Size:**



**G10/1 Bouverie St CARLTON 3053 (REI)**

**Agent Comments**

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**Price:** \$350,000  
**Method:** Private Sale  
**Date:** 04/11/2016  
**Rooms:** 3  
**Property Type:** Apartment  
**Land Size:**

## 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

521/118 Franklin Street, Melbourne Vic 3000

## Indicative selling price

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

Single price \$379,000

## Median sale price

Median price \$471,000

Unit X

Suburb Melbourne

Period - From 01/04/2016 to 31/03/2017

Source REIV

## Comparable property sales

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
608/25 Therry St MELBOURNE 3000	\$390,000	05/04/2017
2905/31 Abeckett St MELBOURNE 3000	\$395,000	09/01/2017
G10/1 Bouverie St CARLTON 3053	\$350,000	04/11/2016