

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

2511/155 FRANKLIN STREET MELBOURNE VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2023

to

31 May 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

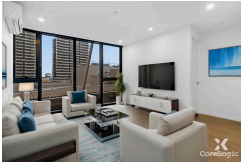
1307/60 ABECKETT STREET MELBOURNE VIC 3000	480000	26-Apr-24
4707/81 ABECKETT STREET MELBOURNE VIC 3000	480000	18-Mar-24
1710/135 A'BECKETT STREET MELBOURNE VIC 3000	485000	08-Apr-24

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: 20 June 2024

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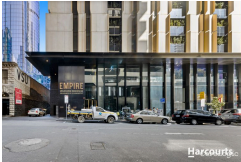


**1307/60 ABECKETT STREET
MELBOURNE VIC 3000**

 2  1  -

Sold Price **480000** Sold Date **26-Apr-24**

Distance **0.18km**



**4707/81 ABECKETT STREET
MELBOURNE VIC 3000**

 2  1  -

Sold Price Sold Date **18-Mar-24**

Distance **0.17km**

**1710/135 A'BECKETT STREET
MELBOURNE VIC 3000**

 2  1  -

Sold Price **485000** Sold Date **08-Apr-24**

Distance **0.1km**

RS = Recent sale UN = Undisclosed Sale

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