

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	1509/8 Franklin Street, Melbourne Vic 3000
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Indicative selling price

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

Range between	\$370,000	&	\$407,000
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Median sale price

Median price	\$499,000	House		Unit	X	Suburb	Melbourne
Period - From	01/04/2017	to	30/06/2017	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	806/22 Coromandel PI MELBOURNE 3000	\$387,000	15/07/2017
2	521/118 Franklin St MELBOURNE 3000	\$385,000	10/05/2017
3	1208/233 Collins St MELBOURNE 3000	\$380,500	24/04/2017

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.~~



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Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$370,000 - \$407,000
Median Unit Price
June quarter 2017: \$499,000

Comparable Properties

806/22 Coromandel PI MELBOURNE 3000 (REI)

Agent Comments

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Price: \$387,000
Method: Auction Sale
Date: 15/07/2017
Rooms: -
Property Type: Apartment



521/118 Franklin St MELBOURNE 3000 (VG)

Agent Comments

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Price: \$385,000
Method: Sale
Date: 10/05/2017
Rooms: -
Property Type: Serviced Apartments/Holiday Units (Res)

1208/233 Collins St MELBOURNE 3000 (VG)

Agent Comments

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Price: \$380,500
Method: Sale
Date: 24/04/2017
Rooms: -
Property Type: Serviced Apartments/Holiday Units (Res)