



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 303/118 Franklin Street, Melbourne, 3000

Indicative selling price

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

Single price \$260,000.00 or range between &

Median sale price

Median price \$481,500.00 Property type Unit/Apartment Suburb MELBOURNE
Period - From Jan 2021 to Mar 2021 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
1107/601 Little Collins St MELBOURNE 3000	\$260,000.00	19/04/2021
3404/220 Spencer St MELBOURNE 3000	\$260,000.00	29/01/2021
202/318 Little Bourke St MELBOURNE 3000	\$260,000.00	1/02/2021

This Statement of Information was prepared on: Monday 21st June 2021