

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

1908/155 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

\$330,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2023

to

31 Jul 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

15/394-396 LA TROBE STREET MELBOURNE VIC 3000	\$370,000	16-Apr-24
505/318 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$410,000	23-May-24
704A/8 FRANKLIN STREET MELBOURNE VIC 3000	\$385,000	16-May-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: 30 August 2024

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**15/394-396 LA TROBE STREET
MELBOURNE VIC 3000**

 1  1  1

Sold Price **\$370,000** Sold Date **16-Apr-24**

Distance **0.24km**



**505/318 LITTLE LONSDALE
STREET MELBOURNE VIC 3000**

 1  1  1

Sold Price ^{RS} **\$410,000** Sold Date **23-May-24**

Distance **0.28km**



**704A/8 FRANKLIN STREET
MELBOURNE VIC 3000**

 1  1  1

Sold Price **\$385,000** Sold Date **16-May-24**

Distance **0.29km**

RS = Recent sale

UN = Undisclosed Sale

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