



 2  
  2  
  1

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

**Indicative Selling Price**  
 \$628,000  
**Median Unit Price**  
 March quarter 2017: \$550,000

## Comparable Properties



**41.12/639 Lonsdale St MELBOURNE 3000 (REI)**

Agent Comments

 2  
  2  
  1

**Price:** \$620,000  
**Method:** Private Sale  
**Date:** 01/03/2017  
**Rooms:** 6  
**Property Type:** Apartment  
**Land Size:**



**2306/22-24 Jane Bell La MELBOURNE 3000 (REI)**

Agent Comments

 2  
  1  
  1

**Price:** \$628,000  
**Method:** Private Sale  
**Date:** 20/02/2017  
**Rooms:** 3  
**Property Type:** Apartment  
**Land Size:**



**108/1 Riverside Quay SOUTHBANK 3006 (REI)** Agent Comments

 2  
  2  
  1

**Price:** \$630,000  
**Method:** Private Sale  
**Date:** 30/12/2016  
**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

3005/8 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 \$628,000

#### Median sale price

Median price \$550,000

Unit X

Suburb Melbourne

Period - From 01/01/2017

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 |
|--|-----------|--------------|
| 41.12/639 Lonsdale St MELBOURNE 3000   | \$620,000 | 01/03/2017   |
| 2306/22-24 Jane Bell La MELBOURNE 3000 | \$628,000 | 20/02/2017   |
| 108/1 Riverside Quay SOUTHBANK 3006    | \$630,000 | 30/12/2016   |