



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** 

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)



Price: \$628,000 Method: Private Sale Date: 20/02/2017

Rooms: 3

Property Type: Apartment

Land Size:

**-**2



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

Price: \$630.000 Method: Private Sale Date: 30/12/2016

Rooms: 3

Property Type: Apartment

Land Size:

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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**Agent Comments** 



# 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	3005/8 Franklin Street, Melbourne Vic 3000
Including suburb and	
postcode	

# Indicative selling price

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

### Median sale price

Median price	\$550,000		Unit X	Su	burb	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



