

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

1905A/8 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

\$410,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$429,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2021

to

31 Oct 2022

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

3203/483 SWANSTON STREET MELBOURNE VIC 3000	\$440,000	30-Jun-22
4403/160 VICTORIA STREET CARLTON VIC 3053	\$438,000	24-May-22
2312/500 ELIZABETH STREET MELBOURNE VIC 3000	\$440,000	19-Sep-22

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: 22 November 2022

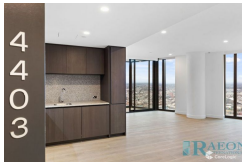


3203/483 SWANSTON STREET MELBOURNE VIC 3000

Sold Price **\$440,000** Sold Date **30-Jun-22**

2 1 -

Distance **0.04km**



4403/160 VICTORIA STREET CARLTON VIC 3053

Sold Price **\$438,000** Sold Date **24-May-22**

2 1 -

Distance **0.14km**



2312/500 ELIZABETH STREET MELBOURNE VIC 3000

Sold Price **\$440,000** Sold Date **19-Sep-22**

2 1 -

Distance **0.14km**

RS = Recent sale

UN = Undisclosed Sale

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