

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

803A/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

\$475,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$427,500

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2022

to

30 Apr 2023

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

2403/33 MACKENZIE STREET MELBOURNE VIC 3000	\$538,000	17-Dec-22
2201/8 EXPLORATION LANE MELBOURNE VIC 3000	\$499,999	20-Feb-23
2404/33 MACKENZIE STREET MELBOURNE VIC 3000	-	02-May-23

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: 15 May 2023

Team 477

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**2403/33 MACKENZIE STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$538,000** Sold Date **17-Dec-22**

Distance **0.44km**



**2201/8 EXPLORATION LANE
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$499,999** Sold Date **20-Feb-23**

Distance **0.6km**



**2404/33 MACKENZIE STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price

RS UN

Sold Date **02-May-23**

Distance **0.44km**

RS = Recent sale

UN = Undisclosed Sale

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