

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

2903A/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

\$725,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2021

to

31 Mar 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

377-379 LITTLE COLLINS STREET MELBOURNE VIC 3000	\$840,000	19-Jan-22
3213/639 LONSDALE STREET MELBOURNE VIC 3000	\$730,000	21-Jan-22
7103/462 ELIZABETH STREET MELBOURNE VIC 3000	\$915,000	09-Jan-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: 26 April 2022

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377-379 LITTLE COLLINS STREET MELBOURNE VIC 3000

Sold Price ^{RS} **\$840,000** ^{UN} Sold Date **19-Jan-22**

2 1 1

Distance -



3213/639 LONSDALE STREET MELBOURNE VIC 3000

Sold Price ^{RS} **\$730,000** Sold Date **21-Jan-22**

3 2 1

Distance **1.16km**



7103/462 ELIZABETH STREET MELBOURNE VIC 3000

Sold Price **\$915,000** Sold Date **09-Jan-22**

3 2 1

Distance **0.13km**

RS = Recent sale **UN** = Undisclosed Sale

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