

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

2011A/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

\$280,000

&

\$300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2021

to

31 Aug 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

902/28 WILLS STREET MELBOURNE VIC 3000	\$305,000	29-Mar-22
707/112 A'BECKETT STREET MELBOURNE VIC 3000	\$272,000	21-Mar-22
704/408 LONSDALE STREET MELBOURNE VIC 3000	\$272,000	29-May-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: 16 September 2022

Team 477

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902/28 WILLS STREET MELBOURNE VIC 3000

 1  1  1

Sold Price **\$305,000** Sold Date **29-Mar-22**

Distance **0.54km**



707/112 A'BECKETT STREET MELBOURNE VIC 3000

 1  1  1

Sold Price **\$272,000** Sold Date **21-Mar-22**

Distance **0.26km**



704/408 LONSDALE STREET MELBOURNE VIC 3000

 1  1  1

Sold Price Sold Date **29-May-22**

Distance **0.57km**



471 LITTLE BOURKE STREET MELBOURNE VIC 3000

 1  1  1

Sold Price **\$295,000** Sold Date **16-Jul-22**

Distance **0.84km**

RS = Recent sale

UN = Undisclosed Sale

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