Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Address Including suburb and postcode | 20/88 Franklin Street, Melbourne Vic 3000 |
|---|---|
| ndicative selling pric | te. |

Indicative selling price

Property offered for sale

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

Single price | \$282,500

Median sale price

| Median price | \$547,500 | Pro | perty Type | Jnit | | Suburb | Melbourne |
|---------------|------------|-----|------------|------|--------|--------|-----------|
| Period - From | 01/01/2020 | to | 31/12/2020 | | Source | REIV | |

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 sixmonths 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 |
|--------------------------------|----------------------------------|-----------|--------------|
| 1 | 25/88 Franklin St MELBOURNE 3000 | \$275,000 | 13/11/2020 |
| 2 | | | |
| 3 | | | |

OR

В* 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 six months.

| This Statement of Information was prepared on: | 09/02/2021 07:35 |
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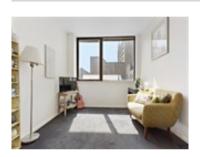






Property Type: Flat/Unit/Apartment (Res) Agent Comments Indicative Selling Price \$282,500 Median Unit Price Year ending December 2020: \$547,500

Comparable Properties



25/88 Franklin St MELBOURNE 3000 (REI/VG)

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Price: \$275,000 **Method:** Private Sale **Date:** 13/11/2020

Property Type: Apartment

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 six months.





Agent Comments