

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

2411/155 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

\$580,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2023

to

31 Jan 2024

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

3203/120 A'BECKETT STREET MELBOURNE VIC 3000	\$581,000	09-Aug-23
2712/120 A'BECKETT STREET MELBOURNE VIC 3000	\$600,000	02-Feb-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: 01 February 2024



**3203/120 A'BECKETT STREET
MELBOURNE VIC 3000**

2 2 -

Sold Price

\$581,000

Sold Date **09-Aug-23**

Distance

0km



**2712/120 A'BECKETT STREET
MELBOURNE VIC 3000**

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Sold Price

\$600,000

Sold Date **02-Feb-23**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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