

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

808A/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

\$400,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$408,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2024

to

28 Feb 2025

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

2303/483 SWANSTON STREET MELBOURNE VIC 3000

\$439,000

22-Nov-24

4509/135 A'BECKETT STREET MELBOURNE VIC 3000

\$496,000

30-Jan-25

2003/285 LA TROBE STREET MELBOURNE VIC 3000

\$485,000

25-Nov-24

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: 04 March 2025

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**2303/483 SWANSTON STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price

\$439,000

Sold Date

22-Nov-24

Distance

0km



**4509/135 A'BECKETT STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price

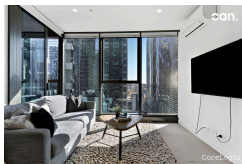
^{RS} **\$496,000**

Sold Date

30-Jan-25

Distance

0.35km



**2003/285 LA TROBE STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price

\$485,000

Sold Date

25-Nov-24

Distance

0.4km

RS = Recent sale

UN = Undisclosed Sale

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