

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

1603A/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

\$540,000

&

\$568,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2021

to

30 Sep 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

5510/462 ELIZABETH STREET MELBOURNE VIC 3000

\$582,000

04-Aug-22

402/68 LA TROBE STREET MELBOURNE VIC 3000

\$604,000

20-Jul-22

1703/333-351 EXHIBITION STREET MELBOURNE VIC 3000

\$550,000

02-Jun-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 October 2022

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**5510/462 ELIZABETH STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price

\$582,000

Sold Date **04-Aug-22**

Distance

0.13km



**402/68 LA TROBE STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price

^{RS} **\$604,000**

Sold Date **20-Jul-22**

Distance

0.42km



**1703/333-351 EXHIBITION STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price

^{RS} **\$550,000**

Sold Date **02-Jun-22**

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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