

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

2501A/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

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2023

to

30 Sep 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

906/483 SWANSTON STREET MELBOURNE VIC 3000	\$587,500	31-May-24
4201/81 A'BECKETT STREET MELBOURNE VIC 3000	\$550,000	04-Sep-24
6/5 DAVISONS PLACE MELBOURNE VIC 3000	\$578,000	08-Jun-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: 09 October 2024

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**906/483 SWANSTON STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price

\$587,500

Sold Date **31-May-24**

Distance **0.04km**



**4201/81 A'BECKETT STREET
MELBOURNE VIC 3000**

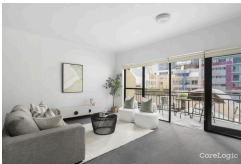
2 1 1

Sold Price

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

Sold Date **04-Sep-24**

Distance **0.22km**



**6/5 DAVISONS PLACE
MELBOURNE VIC 3000**

2 1 1

Sold Price

\$578,000

Sold Date **08-Jun-24**

Distance **0.49km**

RS = Recent sale

UN = Undisclosed Sale

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