

# 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

320/118 Franklin Street, Melbourne Vic 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$200,000 & \$220,000

### Median sale price

Median price \$515,444 Property Type Unit Suburb Melbourne

Period - From 01/10/2020 to 30/09/2021 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 six 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
1	2202A/8 Franklin St MELBOURNE 3000	\$268,000	23/07/2021
2	312/118 Franklin St MELBOURNE 3000	\$222,000	24/07/2021
3	1702/243 Franklin St MELBOURNE 3000	\$195,000	28/07/2021

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 six months.~~

This Statement of Information was prepared on:

22/10/2021 21:01



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**Property Type:** Strata Unit/Flat

**Land Size:** 38sqm sqm approx

**Agent Comments**

**Indicative Selling Price**

\$200,000 - \$220,000

**Median Unit Price**

Year ending September 2021: \$515,444

## Comparable Properties

**2202A/8 Franklin St MELBOURNE 3000 (VG)**

**Agent Comments**

1   -   -

**Price:** \$268,000

**Method:** Sale

**Date:** 23/07/2021

**Property Type:** Flat/Unit/Apartment (Res)



**312/118 Franklin St MELBOURNE 3000 (REI/VG)**

**Agent Comments**

1   1   -

**Price:** \$222,000

**Method:** Private Sale

**Date:** 24/07/2021

**Property Type:** Apartment



**1702/243 Franklin St MELBOURNE 3000 (REI/VG)**

**Agent Comments**

1   1   -

**Price:** \$195,000

**Method:** Private Sale

**Date:** 28/07/2021

**Property Type:** Apartment