

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

2308A/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

\$508,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2021

to

31 May 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

2102/483 SWANSTON STREET MELBOURNE VIC 3000	\$540,000	24-Mar-22
3711/80 A'BECKETT STREET MELBOURNE VIC 3000	\$500,000	02-Feb-22
111/87 FRANKLIN STREET MELBOURNE VIC 3000	\$610,000	10-Jan-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: 29 June 2022

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**2102/483 SWANSTON STREET
MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$540,000** Sold Date **24-Mar-22**

Distance **0.04km**

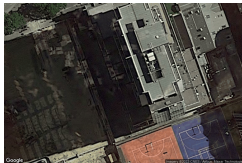


**3711/80 A'BECKETT STREET
MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$500,000** Sold Date **02-Feb-22**

Distance **0.18km**



**111/87 FRANKLIN STREET
MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$610,000** Sold Date **10-Jan-22**

Distance **0.09km**

RS = Recent sale UN = Undisclosed Sale

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