

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

315/118 Franklin Street, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$215,000

&

\$235,000

Median sale price

Median price \$525,000

Property Type Unit

Suburb Melbourne

Period - From 01/07/2020

to 30/06/2021

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	101/441 Lonsdale St MELBOURNE 3000	\$230,000	12/07/2021
2	312/118 Franklin St MELBOURNE 3000	\$222,000	24/07/2021
3	1617/570 Lygon St CARLTON 3053	\$220,000	06/08/2021

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:

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Property Type: Serviced
Apartments/Holiday Units (Res)
Agent Comments

Indicative Selling Price
\$215,000 - \$235,000
Median Unit Price
Year ending June 2021: \$525,000

Comparable Properties



101/441 Lonsdale St MELBOURNE 3000 (VG) Agent Comments



Price: \$230,000
Method: Sale
Date: 12/07/2021
Property Type: Flat/Unit/Apartment (Res)



312/118 Franklin St MELBOURNE 3000 (REI/VG) Agent Comments



Price: \$222,000
Method: Private Sale
Date: 24/07/2021
Property Type: Apartment



1617/570 Lygon St CARLTON 3053 (REI/VG) Agent Comments



Price: \$220,000
Method: Private Sale
Date: 06/08/2021
Property Type: Apartment

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