



## 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 1704/8 Franklin Street, Melbourne, 3000

### Indicative selling price

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

Single price  or range between \$480,000.00 & \$510,000.00

### Median sale price

Median price \$485,000.00 Property type Unit/Apartment Suburb MELBOURNE  
Period - From Apr 2023 to Jun 2023 Source REIV

### Comparable property sales

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
1708/8 Marmion PI DOCKLANDS 3008	\$520,000.00	18/04/2023
1701/33 Mackenzie St MELBOURNE 3000	\$515,000.00	5/04/2023
197/538 Little Lonsdale St MELBOURNE 3000	\$510,000.00	31/03/2023

This Statement of Information was prepared on: Tuesday 12th September 2023