

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

2103A/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

\$670,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$417,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2022

to

31 Jul 2023

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

406/336-376 RUSSELL STREET MELBOURNE VIC 3000	\$950,000	05-May-23
200B/640 SWANSTON STREET CARLTON VIC 3053	\$810,000	09-May-23
1907/23 BATMAN STREET WEST MELBOURNE VIC 3003	\$850,000	18-May-23

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: 21 August 2023

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**406/336-376 RUSSELL STREET
MELBOURNE VIC 3000**

2 2 2

Sold Price **\$950,000** Sold Date **05-May-23**

Distance **0.4km**



**200B/640 SWANSTON STREET
CARLTON VIC 3053**

2 2 2

Sold Price **\$810,000** Sold Date **09-May-23**

Distance **0.65km**



**1907/23 BATMAN STREET WEST
MELBOURNE VIC 3003**

2 2 2

Sold Price **\$850,000** Sold Date **18-May-23**

Distance **0.93km**

RS = Recent sale **UN** = Undisclosed Sale

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