

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

2908A/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

or range
between

\$400,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2024

to

31 Dec 2024

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

1704/8 FRANKLIN STREET MELBOURNE VIC 3000	\$512,000	30-Aug-24
216/1-19 BOUVERIE STREET CARLTON VIC 3053	\$430,000	08-Aug-24
908/1-19 BOUVERIE STREET CARLTON VIC 3053	\$440,000	13-Jul-24

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: 06 January 2025

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**1704/8 FRANKLIN STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price

^{RS} **\$512,000** Sold Date **30-Aug-24**

Distance **0.01km**



**216/1-19 BOUVERIE STREET
CARLTON VIC 3053**

2 1 1

Sold Price

\$430,000 Sold Date **08-Aug-24**

Distance **0.16km**



**908/1-19 BOUVERIE STREET
CARLTON VIC 3053**

2 1 1

Sold Price

\$440,000 Sold Date **13-Jul-24**

Distance **0.16km**

RS = Recent sale

UN = Undisclosed Sale

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