

## 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

2007A/8 FRANKLIN STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2023

to

30 Sep 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

2301/27 TERRY STREET MELBOURNE VIC 3000	\$600,000	26-Jul-24
1410/120 A'BECKETT STREET MELBOURNE VIC 3000	\$600,000	29-Apr-24
2404/462 ELIZABETH STREET MELBOURNE VIC 3000	\$590,000	12-May-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: 17 October 2024

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**2301/27 TERRY STREET  
MELBOURNE VIC 3000**

 2  2  1

Sold Price **\$600,000** Sold Date **26-Jul-24**

Distance **0.09km**



**1410/120 A'BECKETT STREET  
MELBOURNE VIC 3000**

 2  2  1

Sold Price Sold Date **29-Apr-24**

Distance **0.29km**



**2404/462 ELIZABETH STREET  
MELBOURNE VIC 3000**

 2  2  1

Sold Price **\$590,000** Sold Date **12-May-24**

Distance **0.13km**

RS = Recent sale UN = Undisclosed Sale

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