

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

2010/155 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

\$510,000

&

\$550,000

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

709/155 FRANKLIN STREET MELBOURNE VIC 3000	\$540,000	10-May-23
2101/80 A'BECKETT STREET MELBOURNE VIC 3000	\$518,000	04-Apr-23
402/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$511,000	29-Jun-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: 08 August 2023


**709/155 FRANKLIN STREET
MELBOURNE VIC 3000**

2 1 1

 Sold Price **\$540,000** Sold Date **10-May-23**

 Distance **0km**

**2101/80 A'BECKETT STREET
MELBOURNE VIC 3000**

2 1 1

 Sold Price **\$518,000** Sold Date **04-Apr-23**

 Distance **0.15km**

**402/442-450 ELIZABETH STREET
MELBOURNE VIC 3000**

2 1 1

 Sold Price **\$511,000** Sold Date **29-Jun-23**

 Distance **0.15km**

RS = Recent sale

UN = Undisclosed Sale

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