

## 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

803A/8 FRANKLIN STREET MELBOURNE VIC 3000

### Indicative selling price

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

Single Price

or range  
between

\$475,000

&

\$495,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$427,500

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2022

to

30 Apr 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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 2403/33 MACKENZIE STREET MELBOURNE VIC 3000 | \$538,000 | 17-Dec-22 |
| 2201/8 EXPLORATION LANE MELBOURNE VIC 3000  | \$499,999 | 20-Feb-23 |
| 2404/33 MACKENZIE STREET MELBOURNE VIC 3000 | -         | 02-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: 15 May 2023

Team 477

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## 2403/33 MACKENZIE STREET MELBOURNE VIC 3000

2 2 1

Sold Price

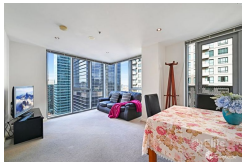
**\$538,000**

Sold Date

**17-Dec-22**

Distance

**0.44km**



## 2201/8 EXPLORATION LANE MELBOURNE VIC 3000

2 2 1

Sold Price

**\$499,999**

Sold Date

**20-Feb-23**

Distance

**0.6km**



## 2404/33 MACKENZIE STREET MELBOURNE VIC 3000

2 2 1

Sold Price

RS UN

Sold Date

**02-May-23**

Distance

**0.44km**

RS = Recent sale

UN = Undisclosed Sale

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