

## 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

909A/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

\$450,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2023

to

30 Nov 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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 908/1-19 BOUVERIE STREET CARLTON VIC 3053   | \$440,000 | 13-Jul-24 |
| 1405/33 MACKENZIE STREET MELBOURNE VIC 3000 | \$498,000 | 29-Oct-24 |
| 821/228 A'BECKETT STREET MELBOURNE VIC 3000 | \$485,000 | 14-Aug-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.~~

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

2 1 1

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

Distance **0.16km**



**1405/33 MACKENZIE STREET  
MELBOURNE VIC 3000**

2 1 1

Sold Price <sup>RS</sup> **\$498,000** Sold Date **29-Oct-24**

Distance **0.44km**



**821/228 A'BECKETT STREET  
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$485,000** Sold Date **14-Aug-24**

Distance **0.56km**

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

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