

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

2004A/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

\$545,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$445,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2019

to

31 Dec 2019

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

2112/80 Abeckett Street Melbourne VIC 3000	\$525,000	24-Aug-19
214/118 Dudley Street West Melbourne VIC 3003	\$535,000	03-May-19
312/108 Flinders Street Melbourne VIC 3000	\$550,000	31-Oct-19

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 January 2020



2112/80 Abeckett Street Melbourne VIC 3000 Sold Price **\$525,000** Sold Date **24-Aug-19**

2 1 1

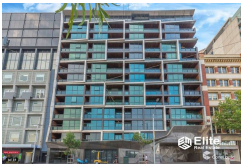
Distance **0.18km**



214/118 Dudley Street West Melbourne VIC 3003 Sold Price **\$535,000** Sold Date **03-May-19**

2 1 1

Distance **0.96km**



312/108 Flinders Street Melbourne VIC 3000 Sold Price **\$550,000** Sold Date **31-Oct-19**

2 1 1

Distance **1.25km**

RS = Recent sale

UN = Undisclosed Sale

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