

#### Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for	sale
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Property offered	for Sale						
Addı Including suburb postc	and	1/243 Franklin Street, Melbourne Vic 3000					
Indicative selling	price						
For the meaning of	this price see	consumer.vic.gov.au	/underquoting				
Range between \$	\$229,000	&	\$251,900				
Median sale price	е						
Median price \$5	20,000	House	Jnit X	Suburb Melbourne			
Period - From 01	/07/2017	to 30/06/2018	Source REIV				

#### Comparable property sales (\*Delete A or B below as applicable)

Α\* These are the three properties sold within two kilometres of the property for sale in the last six 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
1	504/60 Market St MELBOURNE 3000	\$246,000	13/09/2018
2	412/253 Franklin St MELBOURNE 3000	\$235,000	24/08/2018
3	907/339 Swanston St MELBOURNE 3000	\$230,000	27/08/2018

#### 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 six months.





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Indicative Selling Price \$229,000 - \$251,900 Median Unit Price Year ending June 2018: \$520,000





Rooms:

Property Type: Retail (Com) Land Size: 1653 sqm approx

Agent Comments

# Comparable Properties



504/60 Market St MELBOURNE 3000 (REI)

**4** 1 **6** 

Price: \$246,000 Method: Private Sale Date: 13/09/2018

Rooms: 2

Property Type: Apartment

**Agent Comments** 



412/253 Franklin St MELBOURNE 3000

(REI/VG)

**-**

**₽** -

Price: \$235,000 Method: Private Sale Date: 24/08/2018

Rooms: -

**Property Type:** Apartment **Land Size:** 29 sqm approx

**Agent Comments** 

Agent Comments

907/339 Swanston St MELBOURNE 3000 (VG)

**-**1

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Price: \$230,000 Method: Sale Date: 27/08/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Account - Oak Estate Agents | P: 03 8658 4020 | F: 03 9859 0801





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Generated: 09/10/2018 16:55