

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 32/88 Franklin Street, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$280,000 & \$295,000

Median sale price

Median price \$455,000 House Unit X Suburb Melbourne

Period - From 01/04/2019 to 30/06/2019 Source REIV

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 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	906/620 Collins St MELBOURNE 3000	\$300,000	20/05/2019
2	709/222 Russell St MELBOURNE 3000	\$288,000	03/07/2019
3	19/89 Roden St WEST MELBOURNE 3003	\$286,000	29/03/2019

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.



Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
 \$280,000 - \$295,000
Median Unit Price
 June quarter 2019: \$455,000

Comparable Properties



906/620 Collins St MELBOURNE 3000 (VG)

Agent Comments



1 bed 1 bath

Price: \$300,000
Method: Sale
Date: 20/05/2019
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



709/222 Russell St MELBOURNE 3000 (VG)

Agent Comments



1 bed 1 bath

Price: \$288,000
Method: Sale
Date: 03/07/2019
Rooms: -
Property Type: Strata Unit/Flat



19/89 Roden St WEST MELBOURNE 3003 (REI/VG)

Agent Comments



Price: \$286,000
Method: Private Sale
Date: 29/03/2019
Rooms: 3
Property Type: Apartment