

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	32/88 Franklin Street, Melbourne Vic 3000
Including suburb and	, and the second
postcode	

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	Hou	se	Unit	Х	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.

Ad	dress 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

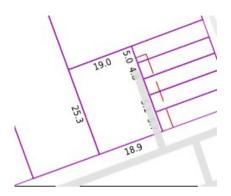
OR

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)









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)







Price: \$286,000 Method: Private Sale Date: 29/03/2019

Rooms: 3

Property Type: Apartment

Agent Comments







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