

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

406B/155 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

or range
between

\$800,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$438,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2018

to

30 Sep 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

703/155 Franklin Street Melbourne VIC 3000	\$830,000	03-Aug-18
7/410 Queen Street Melbourne VIC 3000	\$800,000	05-Nov-18
3502/27 Therry Street Melbourne VIC 3000	\$772,999	08-Aug-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: 21 October 2019



703/155 Franklin Street Melbourne VIC 3000

Sold Price

\$830,000

Sold Date **03-Aug-18**

 2  2  1

Distance

-



7/410 Queen Street Melbourne VIC 3000

Sold Price

\$800,000

Sold Date **05-Nov-18**

 2  2  1

Distance

0.09km



3502/27 Therry Street Melbourne VIC 3000

Sold Price

\$772,999

Sold Date **08-Aug-19**

 2  2  1

Distance

0.26km

RS = Recent sale

UN = Undisclosed Sale

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