



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

1704/8 Franklin Street, Melbourne, 3000

Indicative selling price

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

Single price

\$0.00

or range between

&

Median sale price

Median price

\$485,000.00

Property type

Unit/Apartment

Suburb

MELBOURNE

Period - From

Apr 2023

to

Jun 2023

Source

REIV

Comparable property sales

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
1708/8 Marmion PI DOCKLANDS 3008	\$520,000.00	18/04/2023
1701/33 Mackenzie St MELBOURNE 3000	\$515,000.00	5/04/2023
197/538 Little Lonsdale St MELBOURNE 3000	\$510,000.00	31/03/2023

This Statement of Information was prepared on: Friday 18th August 2023