

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

2511/155 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

\$500,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2023

to

29 Feb 2024

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

2513/155 FRANKLIN STREET MELBOURNE VIC 3000	\$605,000	05-Dec-23
4702/135 A'BECKETT STREET MELBOURNE VIC 3000	\$585,000	05-Oct-23
1707/285 LA TROBE STREET MELBOURNE VIC 3000	\$540,000	14-Dec-23

OR

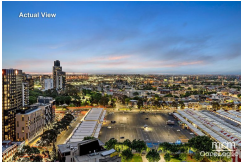
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 21 March 2024

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**2513/155 FRANKLIN STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$605,000** Sold Date **05-Dec-23**

Distance **0.03km**



**4702/135 A'BECKETT STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$585,000** Sold Date **05-Oct-23**

Distance **0.1km**



**1707/285 LA TROBE STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$540,000** Sold Date **14-Dec-23**

Distance **0.21km**

RS = Recent sale

UN = Undisclosed Sale

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