

## 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

3306A/8 FRANKLIN STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$440,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$410,750

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2023

to

31 Mar 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

1704/8 FRANKLIN STREET MELBOURNE VIC 3000	\$491,000	24-Nov-23
1410/31 A'BECKETT STREET MELBOURNE VIC 3000	\$455,000	05-Mar-24
209/68 LA TROBE STREET MELBOURNE VIC 3000	\$475,000	28-Mar-24

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: 18 April 2024

Rita Lin

M 0410603667

E rita@melcorp.com.au



**1704/8 FRANKLIN STREET  
MELBOURNE VIC 3000**

2 1 1

Sold Price

<sup>RS</sup>

**\$491,000**

Sold Date

**24-Nov-23**

Distance

**0.01km**



**1410/31 A'BECKETT STREET  
MELBOURNE VIC 3000**

2 1 1

Sold Price

**\$455,000**

Sold Date

**05-Mar-24**

Distance

**0.17km**



**209/68 LA TROBE STREET  
MELBOURNE VIC 3000**

2 1 1

Sold Price

<sup>RS</sup>

**\$475,000**

Sold Date

**28-Mar-24**

Distance

**0.42km**

RS = Recent sale

UN = Undisclosed Sale

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