

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

422/118 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

\$363,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2020

to

31 Oct 2021

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

11/118 Franklin Street Melbourne VIC 3000	\$360,000	15-Mar-21
313/118 Franklin Street Melbourne VIC 3000	\$310,000	16-Jun-21
607/118 Franklin Street Melbourne VIC 3000	\$318,000	06-Jul-21

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: 03 November 2021



11/118 Franklin Street Melbourne VIC 3000 Sold Price **\$360,000** Sold Date **15-Mar-21**

2 - -

Distance -



313/118 Franklin Street Melbourne VIC 3000 Sold Price **\$310,000** Sold Date **16-Jun-21**

2 1 -

Distance -



607/118 Franklin Street Melbourne VIC 3000 Sold Price **\$318,000** Sold Date **06-Jul-21**

2 1 -

Distance -

RS = Recent sale

UN = Undisclosed Sale

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