

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

419/118 Franklin Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$339,000 & \$365,000

Median sale price

Median price \$530,000 Property Type Unit Suburb Melbourne

Period - From 01/10/2022 to 31/12/2022 Source REIV

Comparable property sales (*Delete A or B below as applicable)

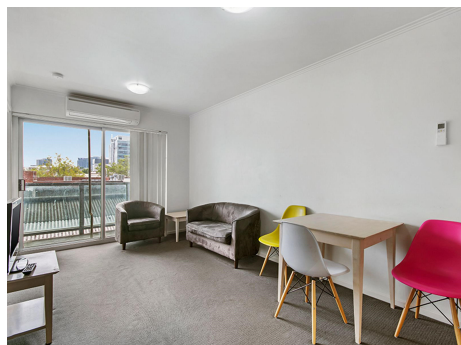
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1704/333 Exhibition St MELBOURNE 3000	\$350,000	09/11/2022
2	1206/243 Franklin St MELBOURNE 3000	\$350,000	30/01/2023
3	3105/31 Abeckett St MELBOURNE 3000	\$348,000	24/02/2023

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 six months.~~

This Statement of Information was prepared on: 16/03/2023 11:19



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Rooms: 3
Property Type:
 Accommodation/Hospitality (Com)
 Agent Comments

Indicative Selling Price
 \$339,000 - \$365,000
Median Unit Price
 December quarter 2022: \$530,000

Comparable Properties



1704/333 Exhibition St MELBOURNE 3000 (VG) Agent Comments

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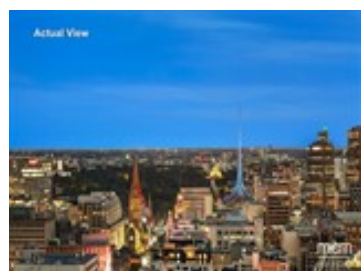
Price: \$350,000
Method: Sale
Date: 09/11/2022
Property Type: Flat/Unit/Apartment (Res)



1206/243 Franklin St MELBOURNE 3000 (REI) Agent Comments

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Price: \$350,000
Method: Private Sale
Date: 30/01/2023
Property Type: Apartment
Land Size: 45 sqm approx



3105/31 Abeckett St MELBOURNE 3000 (REI) Agent Comments

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Price: \$348,000
Method: Private Sale
Date: 24/02/2023
Property Type: Apartment

Account - The One Real Estate (AU) | P: 03 7007 5707