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	1010/118 Franklin Street, Melbourne Vic 3000

Indicative selling price

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

Single price $460,000

Median sale price

Median price $515,444 Property Type Unit Suburb Melbourne

Period - From 01/10/2020 to 30/09/2021 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	2010/673 La Trobe St DOCKLANDS 3008	$455,000	11/11/2021
2	3604/288 Spencer St MELBOURNE 3000	$450,000	05/11/2021
3	1110/673 La Trobe St DOCKLANDS 3008	$440,000	05/11/2021

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: 17/01/2022 10:26

1010/118 Franklin Street, Melbourne Vic 3000



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Property Type: Apartment

Agent Comments

Indicative Selling Price
$460,000
Median Unit Price
Year ending September 2021: $515,444

Comparable Properties



2010/673 La Trobe St DOCKLANDS 3008 (REI/VG)

2 2 -

Price: $455,000
Method: Private Sale
Date: 11/11/2021
Property Type: Apartment

Agent Comments



3604/288 Spencer St MELBOURNE 3000 (REI/VG)

2 1 -

Price: $450,000
Method: Private Sale
Date: 05/11/2021
Property Type: Unit

Agent Comments



1110/673 La Trobe St DOCKLANDS 3008 (VG)

2 - -

Price: $440,000
Method: Sale
Date: 05/11/2021
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Biggin & Scott | P: 03 9429 9177

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