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## STATEMENT OF INFORMATION

SINGLE RESIDENTIAL PROPERTY LOCATED  
WITHIN THE MELBOURNE METROPOLITAN AREA

**Sections 47AF of the Estate Agents Act 1980**

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PROPERTY OFFERED FOR SALE

**756/58 Franklin Street, Melbourne, VIC 3000**

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INDICATIVE SELLING PRICE

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Single Price \$40,000**

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MEDIAN SALE PRICE

**| Melbourne (3000)**

**Period - From 12 July 2018 to 11 July 2019 | Source - realestate.com.au**

**Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

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COMPARABLE PROPERTY SALES

**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 16/09/2019