

# 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 607/118 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)

Price Range

\$295,000

&

\$305,000

### Median sale price

Median price

\$448,000

Property Type

Apartment

Suburb

Melbourne (3000)

Period - From

29/06/2020

to

29/06/2021

Source

[www.propertydata.com.au](http://www.propertydata.com.au)

### Comparable property sales

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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
313/118 FRANKLIN STREET, MELBOURNE VIC 3000	\$310,000	29/06/2021
411/118 FRANKLIN STREET, MELBOURNE VIC 3000	\$360,000	19/03/2021
304/441 LONSDALE STREET, MELBOURNE VIC 3000	\$305,000	21/06/2021

This Statement of Information was prepared on: 29/06/2021