

## 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

2511/155 FRANKLIN STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$470,000

&

\$495,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$410,750

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2023

to

31 Mar 2024

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

4907/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000	541300	25-Jan-24
505/141-149 LA TROBE STREET MELBOURNE VIC 3000	550000	31-Jan-24
5107/462 ELIZABETH STREET MELBOURNE VIC 3000	520000	11-Feb-24

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: 15 April 2024

Rita Lin  
P 0396631127  
M 0410603667  
E rita@melcorp.com.au

## 4907/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000

 2  1  -

Sold Price **541300** Sold Date **25-Jan-24**

Distance **0.84km**



505/141-149 LA TROBE STREET MELBOURNE

## 505/141-149 LA TROBE STREET MELBOURNE VIC 3000

 2  1  -

Sold Price **550000** Sold Date **31-Jan-24**

Distance **0.7km**



## 5107/462 ELIZABETH STREET MELBOURNE VIC 3000

 2  1  -

Sold Price **520000** Sold Date **11-Feb-24**

Distance **0.17km**

RS = Recent sale UN = Undisclosed Sale

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