

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

506/87 FRANKLIN STREET MELBOURNE VIC 3000

Indicative selling price

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

Single Price

\$450,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2023

to

31 Jul 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

3306/228 LA TROBE STREET MELBOURNE VIC 3000	\$475,000	20-Mar-24
4911/228 LA TROBE STREET MELBOURNE VIC 3000	\$410,000	15-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: 09 August 2024

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**3306/228 LA TROBE STREET
MELBOURNE VIC 3000**

 1  1  1

Sold Price **\$475,000** Sold Date **20-Mar-24**

Distance **0.17km**



**4911/228 LA TROBE STREET
MELBOURNE VIC 3000**

 1  1  1

Sold Price **\$410,000** Sold Date **15-Feb-24**

Distance **0.17km**

RS = Recent sale UN = Undisclosed Sale

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