

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address **502/87 Franklin Street, Melbourne 3000**
Including suburb & postcode

Indicative selling price

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

Single price **X** or range between **\$650,000** & **\$700,000**

Median sale price

Median price **\$525,000** Property type **Apartment** Suburb **Melbourne**
Period - From **Jul 2019** to **Sep 2019** 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. 518/422 Collins Street, Melbourne	\$905,000	08/02/20
2. 83/22 Kavanagh Street, Southbank	\$680,000	10/01/20
3. 1109/83 Queens Bridge Street, Southbank	\$660,000	20/12/19

This Statement of Information was prepared on: **23/03/2020**

Harcourts Melbourne City have provided additional information that the purchaser may find informative.

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 303/118 Russell St, Melbourne	\$679,500	22/10/19	100m2	2	1	1
5. 2701/87 Franklin St, Melbourne	\$650,000	20/12/18	87m2	2	1	1
6. 2714/87 Franklin St, Melbourne	\$661,000	05/10/17	86m2	2	1	1

Current Lease Expiry	Current Rental (pw/pcm)	Rental Potential (pw/pcm)
N/A	N/A	\$700 / \$3041.67

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$1,431	\$667	\$4,891	\$6,989

Size	Year Built	Complex/Block	Facilities
85m2	2001	189 / 189	Gym, Pool, Sauna

Owners Corporation	Chattels
StrataPrime - 03 9417 9680	All fixed floor coverings, electric light fittings and window furnishings

Building	Sale Method	Terms
Franklin Lofts	Private Sale	10% Deposit - Settlement 30 Days

Whilst every care is taken to ensure accuracy of the sizes, plans & information contained herein no guarantees or warranties are given. Clients are required to make their own investigations, carefully check the formal legal documentation & seek independent professional legal advice.