

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

712/87 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

or range
between

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2021

to

31 Dec 2021

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

3812/120 A'Beckett Street Melbourne VIC 3000	\$410,000	19-Jan-22
3304/200 Spencer Street Melbourne VIC 3000	\$420,000	27-Jan-22
301/16-22 Liverpool Street Melbourne VIC 3000	\$440,000	30-Dec-21

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: 31 January 2022



**3812/120 A'Beckett Street
Melbourne VIC 3000**

1 1 1

Sold Price

^{RS} **\$410,000**

Sold Date

19-Jan-22

Distance

0.21km



**3304/200 Spencer Street
Melbourne VIC 3000**

1 1 1

Sold Price

^{RS} **\$420,000**

Sold Date

27-Jan-22

Distance

1.16km



**301/16-22 Liverpool Street
Melbourne VIC 3000**

1 1 1

Sold Price

^{RS} **\$440,000** ^{UN}

Sold Date

30-Dec-21

Distance

0.92km

RS = Recent sale

UN = Undisclosed Sale

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