

## 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

1708/87 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$630,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$429,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2021

to

31 Oct 2022

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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 1311/87 FRANKLIN STREET MELBOURNE VIC 3000 | \$646,000 | 08-Jun-22 |
| 1305/31 SPRING STREET MELBOURNE VIC 3000   | \$650,000 | 06-Oct-22 |
|                                            |           |           |

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: 17 November 2022



**first  
national**  
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**1311/87 FRANKLIN STREET  
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$646,000** Sold Date **08-Jun-22**

Distance **0km**



**1305/31 SPRING STREET  
MELBOURNE VIC 3000**

2 1 1

Sold Price <sup>RS</sup> **\$650,000** <sup>UN</sup> Sold Date **06-Oct-22**

Distance **1.3km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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