

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

or range
between

\$420,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$413,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2023

to

31 Oct 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

LOT 19/394 RUSSELL STREET MELBOURNE VIC 3000	\$435,000	26-Sep-24
1812/222 RUSSELL STREET MELBOURNE VIC 3000	\$445,000	27-Jun-24
15/352-362 VICTORIA STREET NORTH MELBOURNE VIC 3051	\$437,500	22-Aug-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: 25 November 2024

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**LOT 19/394 RUSSELL STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price **\$435,000** Sold Date **26-Sep-24**

Distance **0.4km**

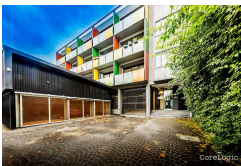


**1812/222 RUSSELL STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price **\$445,000** Sold Date **27-Jun-24**

Distance **0.65km**



**15/352-362 VICTORIA STREET
NORTH MELBOURNE VIC 3051**

1 1 1

Sold Price **\$437,500** Sold Date **22-Aug-24**

Distance **0.72km**

RS = Recent sale UN = Undisclosed Sale

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