

## 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

408/87 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

\$375,000

&

\$395,000

### 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

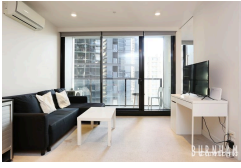
1213/33 MACKENZIE STREET MELBOURNE VIC 3000	\$375,000	08-Sep-24
704A/8 FRANKLIN STREET MELBOURNE VIC 3000	\$385,000	16-May-24
2712/33 MACKENZIE STREET MELBOURNE VIC 3000	\$380,000	15-Jul-24

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: 13 November 2024

Patricia Destito  
P 03 9696 8869  
M 03 9696 8869  
E trishd@melcorp.com.au



**1213/33 MACKENZIE STREET  
MELBOURNE VIC 3000**

1 1 1

Sold Price **\$375,000** Sold Date **08-Sep-24**

Distance **0.46km**



**704A/8 FRANKLIN STREET  
MELBOURNE VIC 3000**

1 1 1

Sold Price **\$385,000** Sold Date **16-May-24**

Distance **0.09km**



**2712/33 MACKENZIE STREET  
MELBOURNE VIC 3000**

1 1 1

Sold Price **\$380,000** Sold Date **15-Jul-24**

Distance **0.46km**

RS = Recent sale

UN = Undisclosed Sale

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