

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 (*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

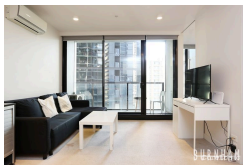
1213/33 MACKENZIE STREET MELBOURNE VIC 3000	\$375,000	08-Sep-24
704A/8 FRANKLIN STREET MELBOURNE VIC 3000	\$385,000	16-May-24
2712/33 MACKENZIE STREET MELBOURNE VIC 3000	\$380,000	15-Jul-24

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

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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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