STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

1904/87 Franklin Street, Melbourne, VIC 3000

INDICATIVE SELLING PRICE

For the meaning of this price see consumer.vic.gov.au/underquoting

Range Between $390,000 & $430,000

MEDIAN SALE PRICE

Median price $469,000 | Unit | Melbourne (3000)

Period - From 1 January 2017 to 31 December 2017 | Source - CoreLogic

COMPARABLE PROPERTY SALES

These are the three properties sold within two kilometres of the property for sale in the last six 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
1505/155 FRANKLIN ST, MELBOURNE VIC 3000	**$428,000**	**14/07/2017**
1306/318 RUSSELL ST, MELBOURNE VIC 3000	**$437,500**	**11/09/2017**
3607/120 ABECKETT ST, MELBOURNE VIC 3000	**$390,000**	**19/07/2017**