

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

202/243-263 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

\$235,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,750

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2023

to

30 Apr 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

110/253 FRANKLIN STREET MELBOURNE VIC 3000	\$208,000	24-Jan-24
2710/181 A'BECKETT STREET MELBOURNE VIC 3000	\$220,000	08-Mar-24
703/263 FRANKLIN STREET MELBOURNE VIC 3000	\$368,000	19-Apr-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: 03 May 2024



**110/253 FRANKLIN STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$208,000** Sold Date **24-Jan-24**

Distance **0.01km**



**2710/181 A'BECKETT STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price ^{RS} **\$220,000** Sold Date **08-Mar-24**

Distance **0.15km**



**703/263 FRANKLIN STREET
MELBOURNE VIC 3000**

 2  1  -

Sold Price ^{RS} **\$368,000** Sold Date **19-Apr-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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