

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

210/243-263 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

or range
between

\$220,000

&

\$240,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2023

to

29 Feb 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

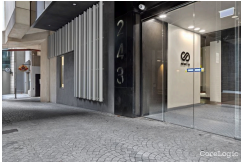
Date of sale

1207/243-263 FRANKLIN STREET MELBOURNE VIC 3000	\$235,000	30-May-23
1602/243-263 FRANKLIN STREET MELBOURNE VIC 3000	\$215,000	11-Nov-23
210/253 FRANKLIN STREET MELBOURNE VIC 3000	\$253,000	01-Aug-23

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: 26 March 2024



**1207/243-263 FRANKLIN STREET
MELBOURNE VIC 3000**

Sold Price **\$235,000** Sold Date **30-May-23**

1 1 -

Distance **0km**



**1602/243-263 FRANKLIN STREET
MELBOURNE VIC 3000**

Sold Price **\$215,000** Sold Date **11-Nov-23**

1 1 -

Distance **0km**



**210/253 FRANKLIN STREET
MELBOURNE VIC 3000**

Sold Price **\$253,000** Sold Date **01-Aug-23**

1 1 -

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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