

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

302/263 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

\$260,000

&

\$280,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2023

to

30 Jun 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

1007/318 LITTLE LONSDALE STREET MELBOURNE VIC 3000	270000	07-May-24
1002/263 FRANKLIN STREET MELBOURNE VIC 3000	280000	25-Feb-24
1504/120 A'BECKETT STREET MELBOURNE VIC 3000	260000	12-May-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.~~

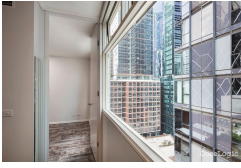
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1007/318 LITTLE LONSDALE STREET MELBOURNE VIC 3000

1 1 -

Sold Price

^{RS}

270000

Sold Date **07-May-24**

Distance **0.38km**



1002/263 FRANKLIN STREET MELBOURNE VIC 3000

1 1 -

Sold Price

280000

Sold Date **25-Feb-24**

Distance **-**



1504/120 A'BECKETT STREET MELBOURNE VIC 3000

1 1 -

Sold Price

260000

Sold Date **12-May-24**

Distance **0.25km**

RS = Recent sale

UN = Undisclosed Sale

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