

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

1108/243-263 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

\$210,000

&

\$230,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2023

to

31 Jan 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 |
| 210/253 FRANKLIN STREET MELBOURNE VIC 3000 | \$253,000 | 01-Aug-23 |
| 701/253 FRANKLIN STREET MELBOURNE VIC 3000 | \$222,500 | 31-Jul-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: 05 February 2024



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

 1  1  -

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

Distance **0km**



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

 1  1  -

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

Distance **0km**



**701/253 FRANKLIN STREET
 MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$222,500** Sold Date **31-Jul-23**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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