

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

209/253 Franklin Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$310,000 & \$340,000

Median sale price

Median price \$510,000 Property Type Unit Suburb Melbourne

Period - From 01/04/2019 to 31/03/2020 Source REIV

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 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
1	17/88 Franklin St MELBOURNE 3000	\$346,000	03/03/2020
2	335 Swanston St MELBOURNE 3000	\$341,600	01/02/2020
3	903/31 Abeckett St MELBOURNE 3000	\$330,000	28/01/2020

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 six months.~~

This Statement of Information was prepared on:

14/05/2020 14:53



Property Type:

Agent Comments

Comparable Properties



17/88 Franklin St MELBOURNE 3000 (REI/VG) Agent Comments



Price: \$346,000

Method: Private Sale

Date: 03/03/2020

Property Type: Apartment



335 Swanston St MELBOURNE 3000 (VG) Agent Comments



Price: \$341,600

Method: Sale

Date: 01/02/2020

Property Type: Strata Unit/Flat



903/31 Abeckett St MELBOURNE 3000 (REI/VG) Agent Comments



Price: \$330,000

Method: Private Sale

Date: 28/01/2020

Rooms: 2

Property Type: Apartment