

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 506/253 Franklin Street, Melbourne, VIC 3000

Indicative selling price

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

Single Price \$200,000

Median sale price

Median price \$505,000 Property Type Apartment Suburb Melbourne (3000)

Period - From 09/09/2021 to 08/09/2022 Source realestate.com.au

Comparable property sales

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
404/181 ABECKETT STREET, MELBOURNE VIC 3000	\$198,000	31/08/2022
65/47 LONSDALE STREET, MELBOURNE VIC 3000	\$200,000	10/08/2022
317/99 ABECKETT STREET, MELBOURNE VIC 3000	\$200,000	10/08/2022

This Statement of Information was prepared on: 08/09/2022