

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

903/263 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

\$350,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$427,500

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2022

to

30 Apr 2023

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

3107A/8 FRANKLIN STREET MELBOURNE VIC 3000	\$380,000	30-Jan-23
418/233-239 COLLINS STREET MELBOURNE VIC 3000	\$360,000	29-Jan-23
883 COLLINS STREET DOCKLANDS VIC 3008	\$353,000	17-Jan-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: 03 May 2023

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**3107A/8 FRANKLIN STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$380,000** Sold Date **30-Jan-23**

Distance **0.52km**

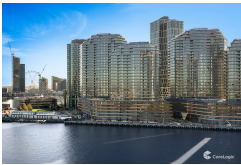


**418/233-239 COLLINS STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$360,000** Sold Date **29-Jan-23**

Distance **1.1km**



**883 COLLINS STREET DOCKLANDS
VIC 3008**

2 1 1

Sold Price **\$353,000** Sold Date **17-Jan-23**

Distance **1.8km**

RS = Recent sale

UN = Undisclosed Sale

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