

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

405/243-263 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

\$195,000

&

\$210,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$413,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2022

to

31 Jul 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

606/243-263 FRANKLIN STREET MELBOURNE VIC 3000	\$208,000	17-May-22
610/243-263 FRANKLIN STREET MELBOURNE VIC 3000	\$210,000	04-Mar-23
1308/243-263 FRANKLIN STREET MELBOURNE VIC 3000	\$198,000	10-Aug-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: 30 August 2023



**606/243-263 FRANKLIN STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price

\$208,000

Sold Date

17-May-22

Distance

0km



**610/243-263 FRANKLIN STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price

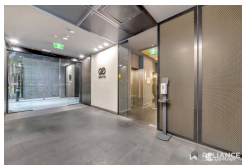
\$210,000

Sold Date

04-Mar-23

Distance

0km



**1308/243-263 FRANKLIN STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price

^{RS}**\$198,000**

Sold Date

10-Aug-23

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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