

## 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

703/263 FRANKLIN STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$340,000

&

\$370,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2023

to

29 Feb 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

|  |           |           |
|--|-----------|-----------|
| 25/50 ROSSLYN STREET WEST MELBOURNE VIC 3003 | \$370,000 | 22-Mar-24 |
| 829/118 FRANKLIN STREET MELBOURNE VIC 3000   | \$370,000 | 09-Nov-23 |
| 403/253 FRANKLIN STREET MELBOURNE VIC 3000   | \$340,000 | 12-Mar-24 |

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: 25 March 2024



**25/50 ROSSLYN STREET WEST  
MELBOURNE VIC 3003**

2 1 -

Sold Price

<sup>RS</sup> **\$370,000**

Sold Date **22-Mar-24**

Distance **0.44km**



**829/118 FRANKLIN STREET  
MELBOURNE VIC 3000**

2 1 -

Sold Price

**\$370,000**

Sold Date **09-Nov-23**

Distance **0.25km**



**403/253 FRANKLIN STREET  
MELBOURNE VIC 3000**

2 1 -

Sold Price

<sup>RS</sup> **\$340,000**

Sold Date **12-Mar-24**

Distance **0.01km**

RS = Recent sale

UN = Undisclosed Sale

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