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

1501/243 Franklin Street, Melbourne Vic 3000

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	/underquot	ing		
Range betweer	n \$385,000		&		\$420,000)		
Median sale p	rice							
Median price	\$485,000	Pro	operty Type	Unit			Suburb	Melbourne
Period - From	01/04/2023	to	30/06/2023		So	urce	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	3802/33 Rose La MELBOURNE 3000	\$420,000	01/07/2023
2	1507/25 Therry St MELBOURNE 3000	\$420,000	13/06/2023
3	601/243 Franklin St MELBOURNE 3000	\$410,000	04/07/2023

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:

11/09/2023 18:37









Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$385,000 - \$420,000 Median Unit Price June quarter 2023: \$485,000

Comparable Properties

	3802/33 Rose La MELBOURNE 3000 (REI/VG) 2 in factoria -	Agent Comments On Rose Lane
	Price: \$420,000 Method: Private Sale Date: 01/07/2023 Rooms: 3 Property Type: Apartment	
1	1507/25 Therry St MELBOURNE 3000 (REI/VG)	Agent Comments On Therry Street
	Price: \$420,000 Method: Private Sale Date: 13/06/2023 Property Type: Apartment	
	601/243 Franklin St MELBOURNE 3000 (VG)	Agent Comments
	2 in - in -	2 Bed 1 Bath
	Price: \$410,000 Method: Sale Date: 04/07/2023 Property Type: Flat/Unit/Apartment (Res)	

Account - MICM Real Estate | P: 03 9697 8888 | F: 03 9697 8822





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