

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 consumer.vic.gov.au/underquoting

Range between \$385,000 & \$420,000

Median sale price

Median price \$485,000 Property Type Unit Suburb Melbourne

Period - From 01/04/2023 to 30/06/2023 Source 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)

Agent Comments



On Rose Lane

Price: \$420,000

Method: Private Sale

Date: 01/07/2023

Rooms: 3

Property Type: Apartment



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 Bed 1 Bath

Price: \$410,000

Method: Sale

Date: 04/07/2023

Property Type: Flat/Unit/Apartment (Res)