

## 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

401/243-263 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

\$370,000

&

\$395,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2023

to

30 Sep 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

|   |           |           |
|---|-----------|-----------|
| 318/112 A'BECKETT STREET MELBOURNE VIC 3000 | \$395,000 | 22-Jul-24 |
| 401/11 ROSE LANE MELBOURNE VIC 3000         | \$370,000 | 31-Aug-24 |
| 1418/555 SWANSTON STREET CARLTON VIC 3053   | \$375,000 | 20-Aug-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: 23 October 2024

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**318/112 A'BECKETT STREET  
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$395,000** Sold Date **22-Jul-24**

Distance **0.29km**

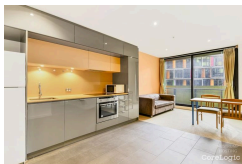


**401/11 ROSE LANE MELBOURNE  
VIC 3000**

2 1 1

Sold Price **\$370,000** Sold Date **31-Aug-24**

Distance **0.69km**



**1418/555 SWANSTON STREET  
CARLTON VIC 3053**

2 1 1

Sold Price **\$375,000** Sold Date **20-Aug-24**

Distance **0.66km**

RS = Recent sale      UN = Undisclosed Sale

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