

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

1802/243-263 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

\$239,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2021

to

30 Jun 2022

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

806/243-263 FRANKLIN STREET MELBOURNE VIC 3000	\$240,000	23-May-22
2716/350 WILLIAM STREET MELBOURNE VIC 3000	\$235,000	18-Aug-21
208/181 A'BECKETT STREET MELBOURNE VIC 3000	\$235,000	08-Oct-21

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: 18 July 2022



**206/243-263 FRANKLIN STREET
MELBOURNE VIC 3000**

Sold Price

^{RS} **\$240,000**

Sold Date **23-May-22**

 1  1  -

Distance -



**2716/350 WILLIAM STREET
MELBOURNE VIC 3000**

Sold Price

\$235,000

Sold Date **18-Aug-21**

 -  1  -

Distance **0.19km**



**208/181 A'BECKETT STREET
MELBOURNE VIC 3000**

Sold Price

Sold Date **08-Oct-21**

 1  1  -

Distance **0.15km**

RS = Recent sale **UN** = Undisclosed Sale

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