

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 702/243 Franklin Street, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$249,950

Median sale price*

Median price \$360,000

Property Type Unit

Suburb Melbourne

Period - From 06/09/2019

to 06/03/2020

Source PDOL

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	1005/243 Franklin St MELBOURNE 3000	\$255,000	13/12/2019
2	1002/243 Franklin St MELBOURNE 3000	\$250,000	24/01/2020
3	803/243 Franklin St MELBOURNE 3000	\$244,000	09/01/2020

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:

06/03/2020 17:44

* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 200 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$249,950

Median Unit Price *

06/09/2019 - 06/03/2020: \$360,000

* Agent calculated median based on 200 sales

Comparable Properties



1005/243 Franklin St MELBOURNE 3000 (REI/VG)

Agent Comments



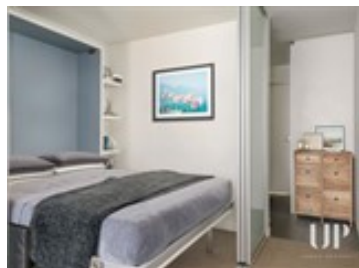
Price: \$255,000

Method: Private Sale

Date: 13/12/2019

Property Type: Apartment

Land Size: 37 sqm approx



1002/243 Franklin St MELBOURNE 3000 (VG)

Agent Comments



Price: \$250,000

Method: Sale

Date: 24/01/2020

Property Type: Strata Unit/Flat



803/243 Franklin St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$244,000

Method: Private Sale

Date: 09/01/2020

Rooms: 3

Property Type: Apartment