

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

901/243 Franklin Street, Melbourne Vic 3000

Indicative selling price

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

Range between

\$370,000

&

\$380,000

Median sale price

Median price

\$482,500

Property Type

Unit

Suburb

Melbourne

Period - From

01/07/2021

to

30/09/2021

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	22/55-57 Flinders La MELBOURNE 3000	\$392,500	14/10/2021
2	1108/639 Lonsdale St MELBOURNE 3000	\$388,000	20/10/2021
3	1402/601 Little Lonsdale St MELBOURNE 3000	\$359,000	10/10/2021

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:

18/11/2021 13:00



2 1 0

Property Type: Apartment

Agent Comments

Comparable Properties



22/55-57 Flinders La MELBOURNE 3000 (REI)

Agent Comments

1 1 -

Price: \$392,500

Method: Auction Sale

Date: 14/10/2021

Property Type: Unit

Land Size: 51 sqm approx



1108/639 Lonsdale St MELBOURNE 3000 (REI/VG)

Agent Comments

2 1 -

Price: \$388,000

Method: Private Sale

Date: 20/10/2021

Property Type: Apartment

1402/601 Little Lonsdale St MELBOURNE 3000 (REI)

Agent Comments

1 1 -

Price: \$359,000

Method: Private Sale

Date: 10/10/2021

Property Type: Apartment