## 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

210/253 Franklin Street, Melbourne Vic 3000

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$270,000		&		\$280,000					
Median sale price										
Median price	\$485,000	Pro	operty Type	Unit			Suburb	Melbourne		
Period - From	01/04/2023	to	30/06/2023		So	ource	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.

Ade	dress of comparable property	Price	Date of sale
1	28/88 Franklin St MELBOURNE 3000	\$305,000	27/02/2023
2	2011A/8 Franklin St MELBOURNE 3000	\$267,000	20/03/2023
3	1207/243 Franklin St MELBOURNE 3000	\$235,000	30/05/2023

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:

25/07/2023 17:17



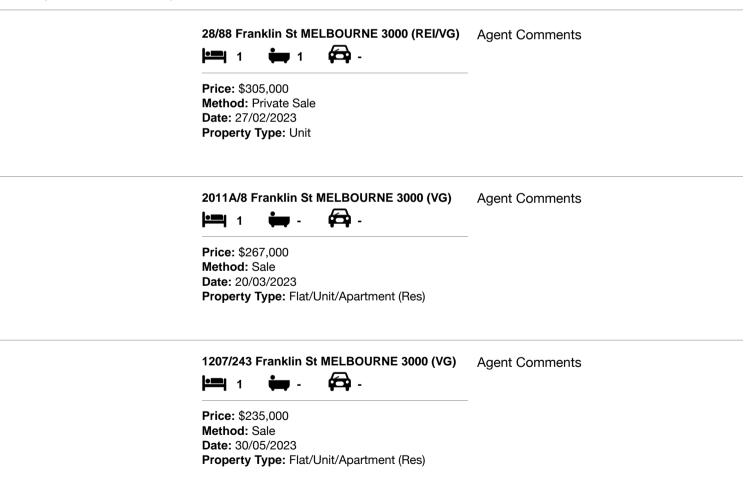




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**Property Type:** Apartment/Unit **Land Size:** 33 sqm approx Agent Comments Indicative Selling Price \$270,000 - \$280,000 Median Unit Price June quarter 2023: \$485,000

# **Comparable Properties**



#### Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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