

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 between \$270,000 & \$280,000

Median sale price

Median price \$485,000 Property Type Unit Suburb Melbourne

Period - From 01/04/2023 to 30/06/2023 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	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:

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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

28/88 Franklin St MELBOURNE 3000 (REI/VG) **Agent Comments**

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Price: \$305,000
Method: Private Sale
Date: 27/02/2023
Property Type: Unit

2011A/8 Franklin St MELBOURNE 3000 (VG) **Agent Comments**

1 - -

Price: \$267,000
Method: Sale
Date: 20/03/2023
Property Type: Flat/Unit/Apartment (Res)

1207/243 Franklin St MELBOURNE 3000 (VG) **Agent Comments**

1 - -

Price: \$235,000
Method: Sale
Date: 30/05/2023
Property Type: Flat/Unit/Apartment (Res)