

## 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

711/253 FRANKLIN STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$190,000

&

\$200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$410,750

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2023

to

31 Mar 2024

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

110/253 FRANKLIN STREET MELBOURNE VIC 3000	\$208,000	24-Jan-24
1102/243-263 FRANKLIN STREET MELBOURNE VIC 3000	\$200,000	22-Nov-22
1602/243-263 FRANKLIN STREET MELBOURNE VIC 3000	\$215,000	11-Nov-23

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: 12 April 2024



**110/253 FRANKLIN STREET  
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$208,000** Sold Date **24-Jan-24**

Distance **0.01km**



**1102/243-263 FRANKLIN STREET  
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$200,000** Sold Date **22-Nov-22**

Distance **0km**



**1602/243-263 FRANKLIN STREET  
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$215,000** Sold Date **11-Nov-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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