

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

610/243-263 FRANKLIN STREET MELBOURNE VIC 3000

Indicative selling price

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

Single Price

or range
between

\$200,000

&

\$215,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2022

to

31 Jan 2023

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

1102/243-263 FRANKLIN STREET MELBOURNE VIC 3000	\$200,000	09-Dec-22
506/253 FRANKLIN STREET MELBOURNE VIC 3000	\$200,000	12-Oct-22
1802/243-263 FRANKLIN STREET MELBOURNE VIC 3000	\$230,000	25-Aug-22

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: 02 February 2023



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

Sold Price

^{RS}

\$200,000

Sold Date

09-Dec-22



1



1



-

Distance

0km



**506/253 FRANKLIN STREET
MELBOURNE VIC 3000**

Sold Price

Sold Date

12-Oct-22



1



1



-

Distance

0km



**1802/243-263 FRANKLIN STREET
MELBOURNE VIC 3000**

Sold Price

\$230,000

Sold Date

25-Aug-22



1



1



-

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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