

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

810/243-263 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

\$220,000

&

\$242,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2023

to

30 Nov 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

1911/181 A'BECKETT STREET MELBOURNE VIC 3000	\$225,000	02-Sep-24
2408/155 FRANKLIN STREET MELBOURNE VIC 3000	\$241,000	30-Oct-24
608/112 A'BECKETT STREET MELBOURNE VIC 3000	\$235,000	31-Jul-24

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: 18 December 2024

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**1911/181 A'BECKETT STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$225,000** Sold Date **02-Sep-24**

Distance **0.15km**

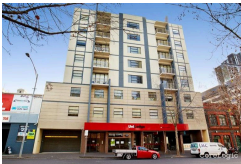


**2408/155 FRANKLIN STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$241,000** Sold Date **30-Oct-24**

Distance **0.25km**



**608/112 A'BECKETT STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price **\$235,000** Sold Date **31-Jul-24**

Distance **0.29km**

RS = Recent sale

UN = Undisclosed Sale

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