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

1701/243 Franklin Street, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price $389,000

Median sale price

Median price	$547,500	Property Type	Unit	Suburb	Melbourne
Period - From	01/01/2020	to 31/12/2020		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	611/300 Swanston St MELBOURNE 3000	$390,000	03/12/2020
2	404/243 Franklin St MELBOURNE 3000	$380,000	15/12/2020
3	1101/243 Franklin St MELBOURNE 3000	$376,000	27/11/2020

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: 03/03/2021 15:40

CONSUMER AFFAIRS VICTORIA

UP
URBAN PROPERTY

Amalija Bicanic
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Indicative Selling Price
$389,000
Median Unit Price
Year ending December 2020: $547,500

UP

🛏 🛁 - 🚗

Property Type:
Agent Comments

Comparable Properties

611/300 Swanston St MELBOURNE 3000 (VG)

🛏 2   🛁 -   🚗 -

Price: $390,000
Method: Sale
Date: 03/12/2020
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

404/243 Franklin St MELBOURNE 3000 (REI/VG)

🛏 2   🛁 1   🚗 -

Price: $380,000
Method: Private Sale
Date: 15/12/2020
Rooms: 4
Property Type: Apartment

Agent Comments

1101/243 Franklin St MELBOURNE 3000 (VG)

🛏 2   🛁 -   🚗 -

Price: $376,000
Method: Sale
Date: 27/11/2020
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

REIV
THE DIFFERENCE

propertydata
.com.au