

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

501/263 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

\$395,000

&

\$434,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2023

to

30 Sep 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

2504/285 LA TROBE STREET MELBOURNE VIC 3000	\$422,000	27-Jun-24
2207/135 A'BECKETT STREET MELBOURNE VIC 3000	\$425,000	08-May-24
602/270 KING STREET MELBOURNE VIC 3000	\$410,000	02-Sep-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: 24 October 2024



**2504/285 LA TROBE STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$422,000** Sold Date **27-Jun-24**

Distance **0.39km**

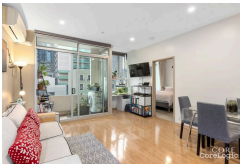


**2207/135 A'BECKETT STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$425,000** Sold Date **08-May-24**

Distance **0.26km**



**602/270 KING STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price ^{RS} **\$410,000** Sold Date **02-Sep-24**

Distance **0.49km**

RS = Recent sale

UN = Undisclosed Sale

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