

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

1302/243 Franklin Street, Melbourne Vic 3000

Indicative selling price

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

Single price

\$243,000

Median sale price

Median price

\$470,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/07/2018

to

30/06/2019

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	806/238 Flinders St MELBOURNE 3000	\$242,500	24/07/2019
2	317/528 Swanston St CARLTON 3053	\$224,300	19/06/2019
3	506/181 Abeckett St MELBOURNE 3000	\$222,000	16/07/2019

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:

16/09/2019



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



806/238 Flinders St MELBOURNE 3000 (VG)

Agent Comments



Price: \$242,500

Method: Sale

Date: 24/07/2019

Property Type: Strata Unit/Flat



317/528 Swanston St CARLTON 3053 (REI/VG)

Agent Comments



Price: \$224,300

Method: Private Sale

Date: 19/06/2019

Rooms: 2

Property Type: Apartment



506/181 Abeckett St MELBOURNE 3000 (VG)

Agent Comments



Price: \$222,000

Method: Sale

Date: 16/07/2019

Property Type: Strata Unit/Flat