Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	1102/263 Franklin Street, Melbourne Vic 3000
Including suburb and	
postcode	

Indicative selling price

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

Single price \$340,000

Median sale price

Median price	\$481,500	Pro	perty Type	Unit		Suburb	Melbourne
Period - From	01/01/2021	to	31/03/2021		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

1	2713/120 Abeckett St MELBOURNE 3000	\$336,000	24/04/2021
2	2811/350 William St MELBOURNE 3000	\$340,000	07/04/2021
3	302/82-84 Ireland St WEST MELBOURNE 3003	\$341,500	25/03/2021

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:	07/06/2021 15:48



Date of sale



Amalija Bicanic 03 8658 4020 0499 999 826 Abicanic@upmelbourne.com.au

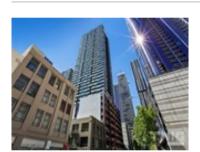
> Indicative Selling Price \$340,000 Median Unit Price March quarter 2021: \$481,500



Property Type: Apartment Land Size: 59 sqm approx

Land Size: 59 sqm app Agent Comments

Comparable Properties



2713/120 Abeckett St MELBOURNE 3000 (REI) Agent Comments

- 1 🚓

Price: \$336,000 **Method:** Private Sale **Date:** 24/04/2021

Property Type: Apartment



2811/350 William St MELBOURNE 3000 (REI)

1 📥 1 🛱 -

Price: \$340,000 Method: Private Sale Date: 07/04/2021

Property Type: Apartment



302/82-84 Ireland St WEST MELBOURNE 3003

(REI)

🛏 1 📥 1 🛱

Price: \$341,500 Method: Private Sale Date: 25/03/2021

Property Type: Apartment

Account - Urban Property Melbourne | P: 03 8658 4020 | F: 03 9415 1428





Agent Comments

Agent Comments