

## 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

1308/243-263 FRANKLIN STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$182,000

&

\$200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$417,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2022

to

30 Jun 2023

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

809/243-263 FRANKLIN STREET MELBOURNE VIC 3000	\$200,000	06-Feb-23
107/253 FRANKLIN STREET MELBOURNE VIC 3000	\$200,000	14-Feb-23
610/243-263 FRANKLIN STREET MELBOURNE VIC 3000	\$210,000	04-Mar-23

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: 21 July 2023



**809/243-263 FRANKLIN STREET  
MELBOURNE VIC 3000**

Sold Price

**\$200,000**

Sold Date **06-Feb-23**

 1  1  -

Distance

**0km**



**107/253 FRANKLIN STREET  
MELBOURNE VIC 3000**

Sold Price

Sold Date **14-Feb-23**

 1  1  -

Distance

**0km**



**610/243-263 FRANKLIN STREET  
MELBOURNE VIC 3000**

Sold Price

**\$210,000**

Sold Date **04-Mar-23**

 1  1  -

Distance

**0km**

RS = Recent sale

UN = Undisclosed Sale

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