

# 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

302/243 Franklin Street Melbourne Vic 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$240,000

&

\$250,000

### Median sale price

Median price

\$481,500

Property 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	Price	Date of sale
1	109/70-74 Nicholson St FITZROY 3065	\$250,000	01/06/2021
2	806/39 Queen St MELBOURNE 3000	\$252,000	14/05/2021
3	7/487-497 Flinders La MELBOURNE 3000	\$225,000	31/03/2021

**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 14:45

302/243 Franklin Street Melbourne Vic 3000

UP

URBAN PROPERTY

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**Indicative Selling Price**

\$240,000 to \$250,000

**Median Unit Price**

March quarter 2021: \$481,500

UP



**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties



**109/70-74 Nicholson St FITZROY 3065 (REI)**

Agent Comments



**Price:** \$250,000

**Method:** Private Sale

**Date:** 01/06/2021

**Property Type:** Apartment



**806/39 Queen St MELBOURNE 3000 (REI)**

Agent Comments



**Price:** \$252,000

**Method:** Private Sale

**Date:** 14/05/2021

**Property Type:** Apartment



**7/487-497 Flinders La MELBOURNE 3000 (REI)**

Agent Comments



**Price:** \$225,000

**Method:** Private Sale

**Date:** 31/03/2021

**Property Type:** Apartment

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