

# 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

104/243 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)

Single price

\$455,000

### Median sale price

Median price

\$555,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/10/2020

to

31/12/2020

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	32/50 Rosslyn St WEST MELBOURNE 3003	\$382,500	24/01/2021
2	404/243 Franklin St MELBOURNE 3000	\$380,000	15/12/2020
3	1101/243 Franklin St MELBOURNE 3000	\$376,000	27/11/2020

**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:

05/02/2021 15:04



**Property Type:** Strata Unit/Flat

Agent Comments

UP

## Comparable Properties



**32/50 Rosslyn St WEST MELBOURNE 3003 (REI)**

Agent Comments



**Price:** \$382,500

**Method:** Sold Before Auction

**Date:** 24/01/2021

**Property Type:** Apartment



**404/243 Franklin St MELBOURNE 3000 (REI)**

Agent Comments



**Price:** \$380,000

**Method:** Private Sale

**Date:** 15/12/2020

**Rooms:** 4

**Property Type:** Apartment



**1101/243 Franklin St MELBOURNE 3000 (VG)**

Agent Comments



**Price:** \$376,000

**Method:** Sale

**Date:** 27/11/2020

**Property Type:** Flat/Unit/Apartment (Res)