

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

1109/243-263 FRANKLIN STREET MELBOURNE VIC 3000

Indicative selling price

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

Single Price

or range
between

\$360,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,750

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2023

to

31 Mar 2024

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

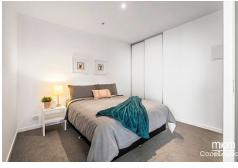
1501/243-263 FRANKLIN STREET MELBOURNE VIC 3000	\$411,750	21-Sep-23
403/253 FRANKLIN STREET MELBOURNE VIC 3000	\$340,000	19-Feb-24
1003/410-420 ELIZABETH STREET MELBOURNE VIC 3000	\$418,000	09-Mar-24

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: 10 April 2024

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**1501/243-263 FRANKLIN STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$411,750** Sold Date **21-Sep-23**

Distance **0.03km**



**403/253 FRANKLIN STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$340,000** Sold Date **19-Feb-24**

Distance **0.04km**



**1003/410-420 ELIZABETH STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price ^{RS} **\$418,000** Sold Date **09-Mar-24**

Distance **0.38km**

RS = Recent sale **UN** = Undisclosed Sale

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