

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

610/243 Franklin Street Melbourne Vic 3000

Indicative selling price

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

Range between

\$210,000

&

\$231,000

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

610/243 Franklin Street Melbourne Vic 3000

UP

URBAN PROPERTY

Amalija Bicanic

03 8658 4020

0499 999 826

Abicanic@upmelbourne.com.au

Indicative Selling Price

\$210,000 to \$231,000

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.