

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

1107/243 Franklin Street, Melbourne Vic 3000

Indicative selling price

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

Single price

\$224,000

Median sale price

Median price

\$515,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/04/2021

to

30/06/2021

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	312/118 Franklin St MELBOURNE 3000	\$222,000	24/07/2021
2	301/253 Franklin St MELBOURNE 3000	\$200,000	16/07/2021
3	1702/243 Franklin St MELBOURNE 3000	\$195,000	28/07/2021

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:

10/09/2021 13:40



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



312/118 Franklin St MELBOURNE 3000 (REI)

Agent Comments



Price: \$222,000

Method: Private Sale

Date: 24/07/2021

Property Type: Apartment

301/253 Franklin St MELBOURNE 3000 (VG)

Agent Comments



Price: \$200,000

Method: Sale

Date: 16/07/2021

Property Type: Flat/Unit/Apartment (Res)



1702/243 Franklin St MELBOURNE 3000 (REI)

Agent Comments



Price: \$195,000

Method: Private Sale

Date: 28/07/2021

Property Type: Apartment