

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

508/243-263 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

\$320,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2023

to

30 Jun 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

1201/315-321 LA TROBE STREET MELBOURNE VIC 3000	\$370,000	19-Jun-24
4008/80 A'BECKETT STREET MELBOURNE VIC 3000	\$410,000	28-Apr-24
102/557-561 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$340,000	12-Jan-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: 12 July 2024



**1201/315-321 LA TROBE STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price

^{RS}

\$370,000

Sold Date

19-Jun-24

Distance

0.32km



**4008/80 A'BECKETT STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price

\$410,000

Sold Date

28-Apr-24

Distance

0.41km



**102/557-561 LITTLE LONSDALE
STREET MELBOURNE VIC 3000**

2 1 -

Sold Price

\$340,000

Sold Date

12-Jan-24

Distance

0.44km

RS = Recent sale

UN = Undisclosed Sale

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