

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

809/243-263 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

\$190,000

&

\$205,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2022

to

31 Dec 2022

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

1102/243-263 FRANKLIN STREET MELBOURNE VIC 3000	\$200,000	09-Dec-22
1107/243-263 FRANKLIN STREET MELBOURNE VIC 3000	\$190,000	05-Nov-22

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: 30 January 2023



**1102/243-263 FRANKLIN STREET
MELBOURNE VIC 3000**

Sold Price

^{RS}

\$200,000

Sold Date

09-Dec-22



1



1



-

Distance

0km



**1107/243-263 FRANKLIN STREET
MELBOURNE VIC 3000**

Sold Price

\$190,000

Sold Date

05-Nov-22



1



1



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Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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