

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

101/263 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

\$375,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$434,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2022

to

28 Feb 2023

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

1410/270 KING STREET MELBOURNE VIC 3000	\$397,500	28-Oct-22
901/243-263 FRANKLIN STREET MELBOURNE VIC 3000	\$375,000	24-Nov-21
602/199 WILLIAM STREET MELBOURNE VIC 3000	\$380,000	06-Aug-21

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: 06 March 2023

**1410/270 KING STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price

\$397,500

Sold Date

28-Oct-22

Distance

0.49km**901/243-263 FRANKLIN STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price

\$375,000

Sold Date

24-Nov-21

Distance

0km**602/199 WILLIAM STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price

\$380,000

Sold Date

06-Aug-21

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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