

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

110/253 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

\$210,000

&

\$230,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2023

to

31 Dec 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

1602/243-263 FRANKLIN STREET MELBOURNE VIC 3000	\$215,000	11-Nov-23
243/263 FRANKLIN STREET MELBOURNE VIC 3000	\$203,500	24-Oct-23
701/253 FRANKLIN STREET MELBOURNE VIC 3000	\$222,500	31-Jul-23

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: 10 January 2024

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**1602/243-263 FRANKLIN STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price

\$215,000

Sold Date

11-Nov-23

Distance

0.01km



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

1 1 -

Sold Price

^{RS} **\$203,500**

Sold Date

24-Oct-23

Distance

0.02km



**701/253 FRANKLIN STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price

\$222,500

Sold Date

31-Jul-23

Distance

0.01km

RS = Recent sale

UN = Undisclosed Sale

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