

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

101/253 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

\$225,000

&

\$235,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2023

to

30 Nov 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

1911/181 A'BECKETT STREET MELBOURNE VIC 3000	\$225,000	02-Sep-24
501/112 A'BECKETT STREET MELBOURNE VIC 3000	\$225,000	20-Nov-24
512/118 FRANKLIN STREET MELBOURNE VIC 3000	\$230,000	13-Nov-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: 10 December 2024



**1911/181 A'BECKETT STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$225,000** Sold Date **02-Sep-24**

Distance **0.15km**



**501/112 A'BECKETT STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price ^{RS} **\$225,000** Sold Date **20-Nov-24**

Distance **0.29km**



**512/118 FRANKLIN STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$230,000** Sold Date **13-Nov-24**

Distance **0.25km**

RS = Recent sale

UN = Undisclosed Sale

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