

## 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

302/263 FRANKLIN STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$260,000

&

\$280,000

### 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

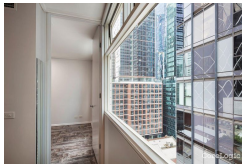
Date of sale

|                                                    |        |           |
|----------------------------------------------------|--------|-----------|
| 1007/318 LITTLE LONSDALE STREET MELBOURNE VIC 3000 | 270000 | 07-May-24 |
| 1002/263 FRANKLIN STREET MELBOURNE VIC 3000        | 280000 | 25-Feb-24 |
| 1504/120 A'BECKETT STREET MELBOURNE VIC 3000       | 260000 | 12-May-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: 05 July 2024



**1007/318 LITTLE LONSDALE STREET MELBOURNE VIC 3000**

1 1 -

Sold Price

RS

**270000**

Sold Date **07-May-24**

Distance **0.38km**



**1002/263 FRANKLIN STREET MELBOURNE VIC 3000**

1 1 -

Sold Price

**280000**

Sold Date **25-Feb-24**

Distance **-**



**1504/120 A'BECKETT STREET MELBOURNE VIC 3000**

1 1 -

Sold Price

**260000**

Sold Date **12-May-24**

Distance **0.25km**

RS = Recent sale

UN = Undisclosed Sale

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