

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

243 Franklin Street, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$420,000

Median sale price

Median price \$511,000

Property Type Unit

Suburb Melbourne

Period - From 01/01/2020

to 31/03/2020

Source REIV

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 six 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
1	3206/31 Abeckett St MELBOURNE 3000	\$422,500	01/06/2020
2	34/50 Rosslyn St WEST MELBOURNE 3003	\$400,000	29/05/2020
3	2207/31 Abeckett St MELBOURNE 3000	\$380,000	17/06/2020

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 six months.~~

This Statement of Information was prepared on:

30/06/2020 15:47



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties

3206/31 Abeckett St MELBOURNE 3000 (VG)

Agent Comments



Price: \$422,500

Method: Sale

Date: 01/06/2020

Property Type: Flat/Unit/Apartment (Res)



34/50 Rosslyn St WEST MELBOURNE 3003 (REI)

Agent Comments



Price: \$400,000

Method: Private Sale

Date: 29/05/2020

Rooms: 3

Property Type: Unit



2207/31 Abeckett St MELBOURNE 3000 (REI)

Agent Comments



Price: \$380,000

Method: Private Sale

Date: 17/06/2020

Rooms: 4

Property Type: Apartment