

## 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

1102/243-263 FRANKLIN STREET MELBOURNE VIC 3000

### Indicative selling price

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

Single Price

or range  
between

\$210,000

&

\$220,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2021

to

31 Mar 2022

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

803/243-263 FRANKLIN STREET MELBOURNE VIC 3000	\$244,000	08-Jan-22
602/243-263 FRANKLIN STREET MELBOURNE VIC 3000	\$230,000	06-Apr-18
205/243-263 FRANKLIN STREET MELBOURNE VIC 3000	\$225,000	23-Sep-18

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: 14 April 2022



**803/243-263 FRANKLIN STREET  
MELBOURNE VIC 3000**

Sold Price **\$244,000** Sold Date **08-Jan-22**

 1  1  -

Distance -



**602/243-263 FRANKLIN STREET  
MELBOURNE VIC 3000**

Sold Price **\$230,000** Sold Date **06-Apr-18**

 1  1  -

Distance -



**205/243-263 FRANKLIN STREET  
MELBOURNE VIC 3000**

Sold Price **\$225,000** Sold Date **23-Sep-18**

 1  1  -

Distance -

RS = Recent sale UN = Undisclosed Sale

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