

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 803/243 Franklin Street, Melbourne, VIC 3000

Indicative selling price

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

Price Range

\$230,000

&

\$250,000

Median sale price

Median price

\$484,000

Property Type

Apartment

Suburb

Melbourne (3000)

Period - From

17/10/2018

to

17/10/2019

Source

www.propertydata.com.au

Comparable property sales

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
1303/243 FRANKLIN STREET, MELBOURNE VIC 3000	\$250,000	10/02/2018
602/243 FRANKLIN STREET, MELBOURNE VIC 3000	\$230,000	02/09/2019
2007/288 SPENCER STREET, MELBOURNE VIC 3000	\$246,200	24/07/2019

This Statement of Information was prepared on: 17/10/2019