

# 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 1203/243 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)

Price Range

\$250,000

&

\$260,000

### Median sale price

Median price

\$484,000

Property Type

House

Suburb

Melbourne (3000)

Period - From

12/03/2019

to

12/03/2020

Source

[www.propertydata.com.au](http://www.propertydata.com.au)

### Comparable property sales

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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
1208/408 LONSDALE STREET, MELBOURNE VIC 3000	\$250,000	03/06/2020
803/243 FRANKLIN STREET, MELBOURNE VIC 3000	\$244,000	01/09/2020
407/17 SINGERS LANE, MELBOURNE VIC 3000	\$250,000	23/12/2019

This Statement of Information was prepared on: 12/03/2020