



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	205/243-263 Franklin Street, Melbourne VIC 3000
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Indicative selling price

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

Range between	\$230,000	&	\$250,000
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Median sale price

Median price	\$567,500	Unit	X	Suburb	Melbourne
Period - From	01/10/2017	to	31/12/2017	Source	REIV

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
805/339 Swanston Street, Melbourne VIC 3000	\$235,500	27/03/2018
1303/243-263 Franklin Street, Melbourne VIC 3000	\$250,000	14/02/2018
302/339 Swanston Street, Melbourne VIC 3000	\$235,000	28/01/2018