

# 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

253 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)

Single price

\$420,000

### Median sale price

Median price

\$510,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/04/2019

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	3401/120 Abeckett St MELBOURNE 3000	\$400,000	15/06/2020

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:

09/07/2020 20:52



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**Property Type:** Apartment

**Land Size:** 51 sqm approx

**Agent Comments**

## Comparable Properties

**3206/31 Abeckett St MELBOURNE 3000 (VG)**

**Agent Comments**

2 - -

**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**

2 1 -

**Price:** \$400,000

**Method:** Private Sale

**Date:** 29/05/2020

**Rooms:** 3

**Property Type:** Unit



**3401/120 Abeckett St MELBOURNE 3000 (REI)**

**Agent Comments**

1 1 -

**Price:** \$400,000

**Method:** Private Sale

**Date:** 15/06/2020

**Property Type:** Apartment