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	253 Franklin Street, Melbourne Vic 3000
Including suburb and	
postcode	

Indicative selling price

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

Single price \$420,000

Median sale price

Median price \$510,000	Pro	pperty Type Uni	t	Su	uburb	Melbourne
Period - From 01/04/2019	to	31/03/2020	Sou	ırce RE	ΞIV	

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

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 comparableproperties were sold within two kilometres of the property for sale in the last six months.

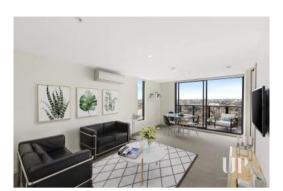
This Statement of Information was prepared on:	09/07/2020 20:52





Amalija Bicanic 03 8658 4020 0499 999 826 Abicanic@upmelbourne.com.au

Indicative Selling Price \$420,000 Median Unit Price Year ending March 2020: \$510,000





Property Type: Apartment **Land Size:** 51 sqm approx Agent Comments

Comparable Properties

3206/31 Abeckett St MELBOURNE 3000 (VG)

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Price: \$422,500 Method: Sale Date: 01/06/2020

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



34/50 Rosslyn St WEST MELBOURNE 3003

(REI)

= 2 **=** 1 **=**

Price: \$400,000 Method: Private Sale Date: 29/05/2020 Rooms: 3

Property Type: Unit

Agent Comments



3401/120 Abeckett St MELBOURNE 3000 (REI) Agent Comments

Price: \$400,000 **Method:** Private Sale **Date:** 15/06/2020

Property Type: Apartment

Account - Urban Property Melbourne | P: 03 8658 4020 | F: 03 9415 1428



