

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

304/243-263 FRANKLIN STREET MELBOURNE VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$360,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

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 6 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

1104/380-386 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$360,000	13-Jul-24
15/394-396 LA TROBE STREET MELBOURNE VIC 3000	\$370,000	16-Apr-24

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 6 months.

This Statement of Information was prepared on: 02 October 2024

**1104/380-386 LITTLE LONSDALE STREET MELBOURNE VIC 3000**

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Sold Price **\$360,000** Sold Date **13-Jul-24**Distance **0.3km****15/394-396 LA TROBE STREET MELBOURNE VIC 3000**

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Sold Price **\$370,000** Sold Date **16-Apr-24**Distance **0.15km**

RS = Recent sale

UN = Undisclosed Sale

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