

Statement of Information

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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

1/243 Franklin Street, Melbourne Vic 3000

Indicative selling price

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

Range between

\$229,000

&

\$251,900

Median sale price

Median price

\$520,000

House

Unit

X

Suburb

Melbourne

Period - From

01/07/2017

to

30/06/2018

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	504/60 Market St MELBOURNE 3000	\$246,000	13/09/2018
2	412/253 Franklin St MELBOURNE 3000	\$235,000	24/08/2018
3	907/339 Swanston St MELBOURNE 3000	\$230,000	27/08/2018

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.



Rooms:

Property Type: Retail (Com)

Land Size: 1653 sqm approx

Agent Comments

Comparable Properties



504/60 Market St MELBOURNE 3000 (REI)

Agent Comments



Price: \$246,000

Method: Private Sale

Date: 13/09/2018

Rooms: 2

Property Type: Apartment



412/253 Franklin St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$235,000

Method: Private Sale

Date: 24/08/2018

Rooms: -

Property Type: Apartment

Land Size: 29 sqm approx

907/339 Swanston St MELBOURNE 3000 (VG)

Agent Comments



Price: \$230,000

Method: Sale

Date: 27/08/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)