

Statement of Information

Sections 47AF of the Estate Agents Act 1980

243-253-263 Franklin Street Studio, MELBOURNE 3000

Indicative selling price

Studio Bedroom Apartment

Single price **\$248,950**

Suburb unit median sale price

Median Unit for MELBOURNE for period Dec 2016 - Mar 2018

Sourced from PDOL.

\$295,000

Comparable property sales

These are the three units 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 the most comparable to the property for sale.

Studio Bedroom Apartment

3605/220 Spencer Street,
Melbourne 3000

Price **\$250,000** Sold 06 July
2017

1802/243 Franklin Street,
Melbourne 3000

Price **\$240,000** Sold 15
December 2017

1810/181 Abeckett Street,
Melbourne 3000

Price **\$232,000** Sold 12
December 2017

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from PDOL.



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