

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

2/58-60 McMahons Road Frankston VIC 3199

Indicative selling price

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

Single Price

\$585,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Frankston

Period-from

01 Sep 2020

to

31 Aug 2021

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

1/169 Beach Street Frankston VIC 3199	\$635,000	14-Dec-20
4/6A Arabil Street Frankston VIC 3199	\$585,000	25-Aug-21
6 Tower Avenue Frankston VIC 3199	\$582,458	25-Oct-20

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: 28 September 2021



CONDITIONS OF ENTRY
Nicholas Lynch Real Estate is committed to protecting the health and welfare of staff, vendors, landlords, buyers, tenants and anyone who attends or lives in the properties that we manage in face of the COVID-19 Virus.

Open for inspections are now permitted for sale and rental properties.

At an open for inspection there must be one person per two sqm. If the property is occupied, then they will need to leave the property at the time of the inspection.

1/169 Beach Street Frankston VIC 3199

 2  2  1

Sold Price

\$635,000

Sold Date **14-Dec-20**

Distance **0.35km**



4/6A Arabil Street Frankston VIC 3199

 2  2  1

Sold Price

^{RS} **\$585,000** ^{UN}

Sold Date **25-Aug-21**

Distance **0.78km**



6 Tower Avenue Frankston VIC 3199

 2  2  1

Sold Price

\$582,458

Sold Date **25-Oct-20**

Distance **0.9km**



1/36 Mereweather Avenue Frankston VIC 3199

 2  2  1

Sold Price

\$590,000

Sold Date **30-Apr-21**

Distance **1.29km**

RS = Recent sale

UN = Undisclosed Sale

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