

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

4/13 CLIFF 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

or range
between

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Frankston

Period-from

01 Oct 2022

to

30 Sep 2023

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

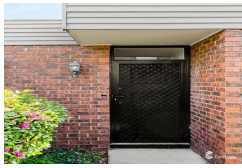
Date of sale

3/33 NOLAN STREET FRANKSTON VIC 3199	\$440,000	07-Aug-23
4/49-51 NOLAN STREET FRANKSTON VIC 3199	\$475,000	30-Aug-23
7/52 WILLIAMS STREET FRANKSTON VIC 3199	\$515,000	23-Nov-22

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: 04 October 2023



**3/33 NOLAN STREET FRANKSTON
VIC 3199**

Sold Price

^{RS} **\$440,000**

Sold Date **07-Aug-23**

 2  1  1

Distance **0.46km**



**4/49-51 NOLAN STREET
FRANKSTON VIC 3199**

Sold Price

^{RS} **\$475,000** ^{UN}

Sold Date **30-Aug-23**

 2  1  1

Distance **0.56km**



**7/52 WILLIAMS STREET
FRANKSTON VIC 3199**

Sold Price

\$515,000

Sold Date **23-Nov-22**

 2  1  1

Distance **0.54km**

RS = Recent sale

UN = Undisclosed Sale

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