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	18 DAVID STREET 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	$670,000	&	$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$487,000	Property type	Unit	Suburb	Frankston
Period-from	01 Feb 2023	to	31 Jan 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
12 VERA STREET FRANKSTON VIC 3199	$702,500	07-Feb-24
44A MCALISTER STREET FRANKSTON VIC 3199	$700,000	22-Oct-23
1/31 PETRIE STREET FRANKSTON VIC 3199	$690,000	06-Nov-23

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: 27 February 2024

OBrien Real Estate
Samantha Styles
P 8738 7228
M 0493 052 356
E samantha.styles@obrienrealestate.com.au



12 VERA STREET FRANKSTON VIC 3199

3 2 2

Sold Price RS $702,500 Sold Date **07-Feb-24**

Distance **1.93km**



44A MCALISTER STREET FRANKSTON VIC 3199

3 2 1

Sold Price **$700,000** Sold Date **22-Oct-23**

Distance **0.47km**



1/31 PETRIE STREET FRANKSTON VIC 3199

3 2 1

Sold Price **$690,000** Sold Date **06-Nov-23**

Distance **0.05km**

RS = Recent sale **UN** = Undisclosed Sale

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