

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

9/11 WILLIAMS 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

\$490,000

&

\$535,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Frankston

Period-from

01 May 2023

to

30 Apr 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

10/33-35 CRANBOURNE ROAD FRANKSTON VIC 3199	\$510,000	02-Feb-24
11/63 FRANKSTON-FLINDERS ROAD FRANKSTON VIC 3199	\$498,000	07-Feb-24
2/5 DEANE STREET FRANKSTON VIC 3199	\$530,000	27-Feb-24

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: 21 May 2024


**10/33-35 CRANBOURNE ROAD
FRANKSTON VIC 3199**

 2  1  1

Sold Price

\$510,000

Sold Date

02-Feb-24

Distance

1.14km

**11/63 FRANKSTON-FLINDERS
ROAD FRANKSTON VIC 3199**

 2  1  1

Sold Price

\$498,000

Sold Date

07-Feb-24

Distance

1.66km

**2/5 DEANE STREET FRANKSTON
VIC 3199**

 2  1  1

Sold Price

\$530,000

Sold Date

27-Feb-24

Distance

2km
RS = Recent sale

UN = Undisclosed Sale

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