

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

5/14 VERA 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

\$375,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

Unit

Suburb

Frankston

Period-from

30 Jan 2024

to

30 Jun 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

9/11 CLARENDON STREET FRANKSTON VIC 3199	\$400,000	02-Mar-24
9/18 RESERVOIR ROAD FRANKSTON VIC 3199	\$350,000	01-Mar-24
3/63-65 YUILLE STREET FRANKSTON VIC 3199	\$395,000	08-Mar-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: 01 July 2024


**9/11 CLARENDON STREET
FRANKSTON VIC 3199**

 2
  1
  1

Sold Price **\$400,000** Sold Date **02-Mar-24**

Distance **0.7km**


**9/18 RESERVOIR ROAD
FRANKSTON VIC 3199**

 2
  1
  1

Sold Price **\$350,000** Sold Date **01-Mar-24**

Distance **0.97km**


**3/63-65 YUILLE STREET
FRANKSTON VIC 3199**

 1
  1
  1

Sold Price **\$395,000** Sold Date **08-Mar-24**

Distance **0.8km**

RS = Recent sale

UN = Undisclosed Sale

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