

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

2/25 FRANK 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Frankston

Period-from

01 Aug 2023

to

31 Jul 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

31/2 SPRAY STREET FRANKSTON VIC 3199	\$486,000	09-Mar-24
3/41 FINLAY STREET FRANKSTON VIC 3199	\$473,500	16-Feb-24
4/33 DEANE STREET FRANKSTON VIC 3199	\$470,000	12-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: 03 August 2024

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**31/2 SPRAY STREET FRANKSTON
VIC 3199**

Sold Price

\$486,000

Sold Date **09-Mar-24**

 2  1  1

Distance **0.97km**



**3/41 FINLAY STREET FRANKSTON
VIC 3199**

Sold Price

\$473,500

Sold Date **16-Feb-24**

 2  1  -

Distance **1.35km**



**4/33 DEANE STREET FRANKSTON
VIC 3199**

Sold Price

\$470,000

Sold Date **12-Feb-24**

 2  1  1

Distance **1.7km**

RS = Recent sale

UN = Undisclosed Sale

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