

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 WILLIS 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

\$810,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$731,000

Property type

House

Suburb

Frankston

Period-from

01 Feb 2024

to

31 Jan 2025

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

1 INGLIS AVENUE FRANKSTON VIC 3199	\$813,000	22-Oct-24
3 CAMBRIDGE STREET FRANKSTON VIC 3199	\$790,000	03-Jan-25
12 DELL ROAD FRANKSTON VIC 3199	\$782,000	10-Nov-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.~~

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1 INGLIS AVENUE FRANKSTON VIC 3199 Sold Price **\$813,000** Sold Date **22-Oct-24**

 3  1  -

Distance **1.8km**



3 CAMBRIDGE STREET FRANKSTON VIC 3199 Sold Price ^{RS} **\$790,000** Sold Date **03-Jan-25**

 3  1  -

Distance **1.19km**



12 DELL ROAD FRANKSTON VIC 3199 Sold Price **\$782,000** Sold Date **10-Nov-24**

 3  1  -

Distance **0.39km**

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

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