

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 CECIL 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

\$560,000

&

\$616,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,000

Property type

Unit

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

2/132 WILLIAMS STREET FRANKSTON VIC 3199	\$645,000	24-Oct-24
2/36 GEORGE STREET FRANKSTON VIC 3199	\$575,000	19-Nov-24
1/49-51 NOLAN STREET FRANKSTON VIC 3199	\$580,000	25-Sep-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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Luke Magree
P 0499993291
M 0499993291
E luke.magree@obrienrealestate.com.au



**2/132 WILLIAMS STREET
FRANKSTON VIC 3199**

 2  1  1

Sold Price ^{RS} **\$645,000** Sold Date **24-Oct-24**

Distance **0.35km**



**2/36 GEORGE STREET
FRANKSTON VIC 3199**

 2  1  1

Sold Price **\$575,000** Sold Date **19-Nov-24**

Distance **0.36km**



**1/49-51 NOLAN STREET
FRANKSTON VIC 3199**

 2  1  1

Sold Price **\$580,000** Sold Date **25-Sep-24**

Distance **0.62km**

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

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