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	1/20 MEREWEATHER AVENUE 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	$510,000	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$511,000	Property type	Unit	Suburb	Frankston
Period-from	01 Sep 2023	to	31 Aug 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
2/16 MEREWEATHER AVENUE FRANKSTON VIC 3199	$525,000	20-Jun-24
3/16 MEREWEATHER AVENUE FRANKSTON VIC 3199	$525,000	13-Mar-24
4/16 MEREWEATHER AVENUE FRANKSTON VIC 3199	$525,000	13-Jun-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: 04 September 2024

OBrien Real Estate

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2/16 MEREWEATHER AVENUE FRANKSTON VIC 3199

2 1 1

Sold Price RS **$525,000** Sold Date **20-Jun-24**

Distance **0.03km**



3/16 MEREWEATHER AVENUE FRANKSTON VIC 3199

2 1 1

Sold Price **$525,000** Sold Date **13-Mar-24**

Distance **0.03km**



4/16 MEREWEATHER AVENUE FRANKSTON VIC 3199

2 1 1

Sold Price RS **$525,000** Sold Date **13-Jun-24**

Distance **0.03km**

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

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