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	1/38 LEWIS 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	$740,000	Property type	House	Suburb	Frankston
Period-from	01 Oct 2023	to	30 Sep 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
4/38 LEWIS STREET FRANKSTON VIC 3199	$490,000	20-Sep-24
7/28-30 MEREWEATHER AVENUE FRANKSTON VIC 3199	$465,000	25-May-24
2/25 FRANK STREET FRANKSTON VIC 3199	$457,500	21-Aug-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: 17 October 2024

OBrien Real Estate

Michelle Stephens
M 0417 352 644
E michelle.stephens@obre.com.au



4/38 LEWIS STREET FRANKSTON VIC 3199

2 1 1

Sold Price RS $490,000 Sold Date 20-Sep-24

Distance 0.04km



7/28-30 MEREWEATHER AVENUE FRANKSTON VIC 3199

2 1 1

Sold Price $465,000 Sold Date 25-May-24

Distance 0.39km



2/25 FRANK STREET FRANKSTON VIC 3199

2 1 1

Sold Price $457,500 Sold Date 21-Aug-24

Distance 1.53km

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

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