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	3/3-5 INGLIS 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	$400,000	&	$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$547,500	Property type	Unit	Suburb	Frankston
Period-from	01 Aug 2021	to	31 Jul 2022	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
10/45-49 ORWIL STREET FRANKSTON VIC 3199	$440,000	24-Feb-22
1/29 DANDENONG ROAD EAST FRANKSTON VIC 3199	$435,000	20-Mar-22
1/21 PETRIE STREET FRANKSTON VIC 3199	$430,000	18-Mar-22

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: 16 August 2022

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10/45-49 ORWIL STREET FRANKSTON VIC 3199

2 1 1

Sold Price **$440,000** Sold Date **24-Feb-22**

Distance **0.61km**



1/29 DANDENONG ROAD EAST FRANKSTON VIC 3199

2 1 1

Sold Price **$435,000** Sold Date **20-Mar-22**

Distance **1.03km**



1/21 PETRIE STREET FRANKSTON VIC 3199

2 1 1

Sold Price **$430,000** Sold Date **18-Mar-22**

Distance **1.2km**

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

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