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	8/9 REID 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	$420,000	&	$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$520,000	Property type	Unit	Suburb	Frankston
Period-from	01 Apr 2021	to	31 Mar 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
6/10-12 DENBIGH STREET FRANKSTON VIC 3199	$472,500	08-Aug-21
1/72 HIGH STREET FRANKSTON VIC 3199	$430,000	27-May-21
2/3 BALCOMBE STREET FRANKSTON VIC 3199	$455,000	23-Sep-21

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: 26 April 2022

Harcourts
Karen Finch
P 0397826322
M +10415618012
E karen.finch@harcourts.com.au



6/10-12 DENBIGH STREET FRANKSTON VIC 3199

2 1 1

Sold Price **$472,500** Sold Date **08-Aug-21**

Distance **-**



1/72 HIGH STREET FRANKSTON VIC 3199

2 1 1

Sold Price **$430,000** Sold Date **27-May-21**

Distance **-**

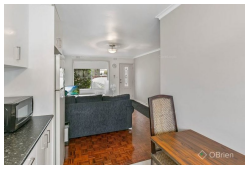


2/3 BALCOMBE STREET FRANKSTON VIC 3199

2 1 1

Sold Price **$455,000** Sold Date **23-Sep-21**

Distance **-**



2/4 LEWIS STREET FRANKSTON VIC 3199

2 1 1

Sold Price **$449,000** Sold Date **17-Sep-21**

Distance **-**

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

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