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	4/63 Frankston-Flinders Road 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	$495,000	&	$544,500

Median sale price

(*Delete house or unit as applicable)

Median Price	$476,000	Property type	Unit	Suburb	Frankston
Period-from	01 Oct 2020	to	30 Sep 2021	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
2/6 Roberts Street Frankston VIC 3199	$510,000	25-Aug-21
2/15 Screen Street Frankston VIC 3199	$555,000	20-May-21
1/24 Reservoir Road Frankston VIC 3199	$490,000	03-Aug-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: 28 October 2021

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2/6 Roberts Street Frankston VIC 3199

2 1 1

Sold Price RS **$510,000** UN Sold Date **25-Aug-21**

Distance **0.47km**



2/15 Screen Street Frankston VIC 3199

2 1 1

Sold Price **$555,000** Sold Date **20-May-21**

Distance **0.53km**



1/24 Reservoir Road Frankston VIC 3199

2 1 1

Sold Price **$490,000** Sold Date **03-Aug-21**

Distance **0.82km**

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

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