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	3/19 Screen 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	$640,000	&	$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$742,250	Property type	House	Suburb	Frankston
Period-from	01 Mar 2021	to	28 Feb 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
2/19 Kenilworth Avenue Frankston VIC 3199	$690,000	04-Oct-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.

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OBrien Real Estate
Jye Read
P 03 5975 7733
M 0448763933
E jye.r@obre.com.au



2/19 Kenilworth Avenue Frankston VIC 3199

3 2 2

Sold Price **$690,000** Sold Date **04-Oct-21**

Distance **0.6km**

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

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