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	1/17 FOOT 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	$690,000	&	$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$765,000	Property type	House	Suburb	Frankston
Period-from	01 Mar 2022	to	28 Feb 2023	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
7 ACACIA COURT FRANKSTON VIC 3199	$690,000	19-Nov-22
4 PATON STREET FRANKSTON VIC 3199	$730,000	05-Nov-22
30 LEONARD STREET FRANKSTON VIC 3199	$787,000	25-Nov-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: 15 March 2023

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7 ACACIA COURT FRANKSTON VIC 3199 Sold Price **$690,000** Sold Date **19-Nov-22**

3 2 2 Distance **1.97km**



4 PATON STREET FRANKSTON VIC 3199 Sold Price **$730,000** Sold Date **05-Nov-22**

3 2 2 Distance **1.88km**



30 LEONARD STREET FRANKSTON VIC 3199 Sold Price **$787,000** Sold Date **25-Nov-22**

3 2 1 Distance **1.59km**

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

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