

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

1/4 VERMAY 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

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Frankston

Period-from

01 Apr 2023

to

31 Mar 2024

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

1/25 BLOOM STREET FRANKSTON VIC 3199	\$600,000	20-Nov-23
1 MCALISTER STREET FRANKSTON VIC 3199	\$610,000	11-Oct-23
2/8 ST JOHNS AVENUE FRANKSTON VIC 3199	\$628,100	03-Nov-23

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: 05 April 2024



**1/25 BLOOM STREET FRANKSTON
VIC 3199**

Sold Price

\$600,000

Sold Date

20-Nov-23

 2

 1

 1

Distance

1.17km



**1 MCALISTER STREET FRANKSTON
VIC 3199**

Sold Price

\$610,000

Sold Date

11-Oct-23

 2

 1

 1

Distance

1.24km



**2/8 ST JOHNS AVENUE
FRANKSTON VIC 3199**

Sold Price

\$628,100

Sold Date

03-Nov-23

 2

 1

 1

Distance

1.78km

RS = Recent sale

UN = Undisclosed Sale

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