

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

208/38 PLAYNE 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

\$530,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,600

Property type

Unit

Suburb

Frankston

Period-from

01 May 2022

to

30 Apr 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

101/38 PLAYNE STREET FRANKSTON VIC 3199	\$535,000	24-Jan-23
5/52 WILLIAMS STREET FRANKSTON VIC 3199	\$560,000	10-Jan-23
1/4-6 WISEWOULD AVENUE SEAFORD VIC 3198	\$548,000	14-Feb-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: 11 May 2023



**101/38 PLAYNE STREET
FRANKSTON VIC 3199**

 2  1  1

Sold Price **\$535,000** Sold Date **24-Jan-23**

Distance **0km**



**5/52 WILLIAMS STREET
FRANKSTON VIC 3199**

 2  1  2

Sold Price **\$560,000** Sold Date **10-Jan-23**

Distance **0.79km**



**1/4-6 WISEWOULD AVENUE
SEAFORD VIC 3198**

 2  1  1

Sold Price **\$548,000** Sold Date **14-Feb-23**

Distance **1.99km**

RS = Recent sale UN = Undisclosed Sale

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