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

2/2 JOLLY 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 \$465,000 & \$511,500	Single Price			\$465,000	&	\$511,500	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$505,000	Prop	operty type		Unit	Suburb	Frankston
Period-from	01 Jul 2023	to	30 Jun 2	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.

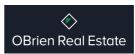
Address of comparable property	Price	Date of sale	
2/5 DEANE STREET FRANKSTON VIC 3199	\$530,000	27-Feb-24	
10/33-35 CRANBOURNE ROAD FRANKSTON VIC 3199	\$510,000	02-Feb-24	
9/5 RESERVOIR ROAD FRANKSTON VIC 3199	\$473,500	09-Apr-24	

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: 02 July 2024





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2/5 DEANE STREET FRANKSTON VIC 3199

□ 1

Sold Price

\$530,000 Sold Date 27-Feb-24

Distance

0.64km



10/33-35 CRANBOURNE ROAD **FRANKSTON VIC 3199**

Sold Price \$510,000 Sold Date 02-Feb-24

Distance 0.66km



9/5 RESERVOIR ROAD **FRANKSTON VIC 3199**

₽ 1

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■ 2

₾ 1

Sold Price

\$473,500 Sold Date 09-Apr-24

Distance

0.78km

RS = Recent sale

UN = Undisclosed Sale

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