

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

2/7 HOPE COURT 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

\$390,000

&

\$429,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Frankston

Period-from

01 Jan 2022

to

31 Dec 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

3/127 BEACH STREET FRANKSTON VIC 3199	\$391,000	13-Jan-23
4/33A ORWIL STREET FRANKSTON VIC 3199	\$420,000	09-Aug-22
12/45-49 ORWIL STREET FRANKSTON VIC 3199	\$415,000	15-Sep-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: 24 January 2023



3/127 BEACH STREET FRANKSTON VIC 3199

Sold Price

^{RS}
\$391,000

Sold Date

13-Jan-23
 2

 1

 1

Distance

1.29km


4/33A ORWIL STREET FRANKSTON VIC 3199

Sold Price

\$420,000

Sold Date

09-Aug-22
 2

 1

 1

Distance

0.06km


12/45-49 ORWIL STREET FRANKSTON VIC 3199

Sold Price

\$415,000

Sold Date

15-Sep-22
 2

 1

 1

Distance

0.08km
RS = Recent sale

UN = Undisclosed Sale

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