

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

2/3 DEANE 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

\$660,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$517,500

Property type

Unit

Suburb

Frankston

Period-from

01 Aug 2022

to

31 Jul 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

5/19-21 LARDNER ROAD FRANKSTON VIC 3199	\$685,000	25-Feb-23
1 SALT BUSH GLADE FRANKSTON VIC 3199	\$645,000	18-Feb-23
1/94 HEATHERHILL ROAD FRANKSTON VIC 3199	\$650,000	28-Apr-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: 17 August 2023



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Ray White



**5/19-21 LARDNER ROAD
FRANKSTON VIC 3199**

3 1 1

Sold Price

\$685,000

Sold Date

25-Feb-23

Distance

0.95km



**1 SALTBUSH GLADE FRANKSTON
VIC 3199**

3 1 2

Sold Price

\$645,000

Sold Date

18-Feb-23

Distance

1.51km



**1/94 HEATHERHILL ROAD
FRANKSTON VIC 3199**

3 2 2

Sold Price

\$650,000

Sold Date

28-Apr-23

Distance

1.48km

RS = Recent sale

UN = Undisclosed Sale

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