

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

2/24 MEREWETHER 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

\$459,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Frankston

Period-from

01 Feb 2022

to

31 Jan 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

14/15-19 CRICKLEWOOD AVENUE FRANKSTON VIC 3199	\$458,000	10-Feb-23
1/11 PETRIE STREET FRANKSTON VIC 3199	\$470,000	10-Sep-22
3/7 CARDER AVENUE SEAFORD VIC 3198	\$485,000	05-Nov-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: 27 February 2023



**14/15-19 CRICKLEWOOD AVENUE
FRANKSTON VIC 3199**

Sold Price

^{RS}

\$458,000

Sold Date

10-Feb-23



2



1



1

Distance

0.46km



**1/11 PETRIE STREET FRANKSTON
VIC 3199**

Sold Price

\$470,000

Sold Date

10-Sep-22



2



1



1

Distance

0.63km



**3/7 CARDER AVENUE SEAFORD
VIC 3198**

Sold Price

^{RS}

\$485,000

Sold Date

05-Nov-22



2



1



1

Distance

0.86km

RS = Recent sale

UN = Undisclosed Sale

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