

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

4/19 OGRADY 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

or range
between

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$742,500

Property type

Other

Suburb

Frankston

Period-from

01 Sep 2023

to

31 Aug 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

2/19 OGRADY AVENUE FRANKSTON VIC 3199	-	08-Aug-24
1/19 OGRADY AVENUE FRANKSTON VIC 3199	-	13-Jul-24
6/19 OGRADY AVENUE FRANKSTON VIC 3199	-	01-Jul-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: 10 September 2024

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2/19 OGRADY AVENUE FRANKSTON VIC 3199

 3  3  1

Sold Price

RS - UN

Sold Date **08-Aug-24**

Distance **0.01km**



1/19 OGRADY AVENUE FRANKSTON VIC 3199

 3  3  1

Sold Price

Sold Date **13-Jul-24**

Distance **0.01km**



6/19 OGRADY AVENUE FRANKSTON VIC 3199

 3  2  1

Sold Price

Sold Date **01-Jul-24**

Distance **0.01km**

RS = Recent sale UN = Undisclosed Sale

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