

## 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 FORSYTH STREET FRANKSTON VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Frankston

Period-from

01 Nov 2021

to

31 Oct 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

23 PARER STREET FRANKSTON VIC 3199

\$660,000

05-Aug-22

3 COLIN AVENUE FRANKSTON VIC 3199

\$650,000

30-May-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: 28 November 2022



**23 PARER STREET FRANKSTON  
VIC 3199**

 2  1  1

Sold Price

**\$660,000**

Sold Date **05-Aug-22**

Distance **0.37km**



**3 COLIN AVENUE FRANKSTON VIC  
3199**

 2  1  1

Sold Price

**\$650,000**

Sold Date **30-May-22**

Distance **1.56km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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