

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

2/61 YUILLE 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

\$580,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$547,500

Property type

Unit

Suburb

Frankston

Period-from

01 Sep 2021

to

31 Aug 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

5/11 TOWERHILL ROAD FRANKSTON SOUTH VIC 3199	\$630,000	06-May-22
7/35-37 NOLAN STREET FRANKSTON VIC 3199	\$640,000	13-Aug-22
1/2 GEORGE STREET FRANKSTON VIC 3199	\$650,000	11-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: 26 September 2022



**5/11 TOWERHILL ROAD
FRANKSTON SOUTH VIC 3199**

 3  1  1

Sold Price **\$630,000** Sold Date **06-May-22**

Distance **1.2km**



**7/35-37 NOLAN STREET
FRANKSTON VIC 3199**

 3  1  1

Sold Price **\$640,000** Sold Date **13-Aug-22**

Distance **0.84km**



**1/2 GEORGE STREET FRANKSTON
VIC 3199**

 3  1  1

Sold Price **\$650,000** Sold Date **11-May-22**

Distance **0.54km**

RS = Recent sale

UN = Undisclosed Sale

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