

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

1/6 Samada Street, Frankston Vic 3199

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$510,000 & \$560,000

Median sale price

Median price \$523,750

Property Type Unit

Suburb Frankston

Period - From 01/04/2022

to 31/03/2023

Source REIV

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 six 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
1	5/52 Williams St FRANKSTON 3199	\$560,000	09/01/2023
2	12/256 Cranbourne Rd FRANKSTON 3199	\$542,000	17/03/2023
3	1/52 Williams St FRANKSTON 3199	\$533,000	22/12/2022

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 six months.~~

This Statement of Information was prepared on:

28/04/2023 15:14



Property Type:
Agent Comments

Indicative Selling Price
\$510,000 - \$560,000
Median Unit Price
Year ending March 2023: \$523,750

Comparable Properties



5/52 Williams St FRANKSTON 3199 (REI/VG)

Agent Comments



Price: \$560,000
Method: Private Sale
Date: 09/01/2023
Property Type: Unit
Land Size: 80 sqm approx



12/256 Cranbourne Rd FRANKSTON 3199 (REI)

Agent Comments



Price: \$542,000
Method: Private Sale
Date: 17/03/2023
Property Type: Unit
Land Size: 237 sqm approx



1/52 Williams St FRANKSTON 3199 (REI/VG)

Agent Comments



Price: \$533,000
Method: Private Sale
Date: 22/12/2022
Property Type: Unit