

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 HOOD 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Frankston

Period-from

01 Feb 2023

to

31 Jan 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

3/58 SKYE ROAD FRANKSTON VIC 3199	\$550,000	13-Dec-23
17 PHILLIP STREET FRANKSTON VIC 3199	\$555,000	14-Nov-23
1/4 WYKEHAM COURT FRANKSTON VIC 3199	\$597,000	28-Sep-23

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.

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3/58 SKYE ROAD FRANKSTON VIC 3199 Sold Price **\$550,000** Sold Date **13-Dec-23**

3 2 1

Distance **0.26km**



17 PHILLIP STREET FRANKSTON VIC 3199 Sold Price **\$555,000** Sold Date **14-Nov-23**

2 1 1

Distance **0.11km**



1/4 WYKEHAM COURT FRANKSTON VIC 3199 Sold Price **\$597,000** Sold Date **28-Sep-23**

3 2 1

Distance **0.49km**

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

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