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

Indicative selling price

Period-from

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

Single Price	or rang betwee	' あつノし ししし	&	\$570,000					
Median sale price (*Delete house or unit as applicable)									
Median Price	\$725,000	Property type	House	Suburb	Frankston				

31 Jan 2024

Comparable property sales (*Delete A or B below as applicable)

01 Feb 2023

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.

to

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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Source



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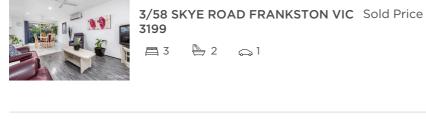
\$550,000 Sold Date 13-Dec-23

Distance

0.26km

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	17 PHILLIP STREET FRANKSTON VIC 3199			Sold Price	\$555,000	Sold Date	14-Nov-23
	a 2	1	⇔ 1			Distance	0.11km



1/4 WYKEHAM COURT FRANKSTON VIC 3199		Sc	old Price	\$597,000	Sold Date	28-Sep-23	
่ 🖾 3	2	G 1				Distance	0.49km

RS = Recent sale UN = Undisclosed Sale

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