

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

3/127 BEACH 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

\$350,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$553,125

Property type

Unit

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

8/8 EBDAL STREET FRANKSTON VIC 3199	\$384,000	12-Oct-22
4/6 MEREWETHER AVENUE FRANKSTON VIC 3199	\$440,000	29-Jul-22
12/45-49 ORWIL STREET FRANKSTON VIC 3199	\$415,000	15-Sep-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: 29 November 2022



**8/8 EBDAL STREET FRANKSTON
VIC 3199**

Sold Price

^{RS}

\$384,000

Sold Date

12-Oct-22

2

1

1

Distance

1.21km



**4/6 MEREWETHER AVENUE
FRANKSTON VIC 3199**

Sold Price

\$440,000

Sold Date

29-Jul-22

2

1

1

Distance

1.48km



**12/45-49 ORWIL STREET
FRANKSTON VIC 3199**

Sold Price

\$415,000

Sold Date

15-Sep-22

2

1

1

Distance

1.33km

RS = Recent sale

UN = Undisclosed Sale

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