

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

2/28-30 ROBERTS 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

Frankston

Period-from

01 Nov 2023

to

31 Oct 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

5/32-34 ROBERTS STREET FRANKSTON VIC 3199	\$501,500	14-Aug-24
17/311-317 CRANBOURNE ROAD FRANKSTON VIC 3199	\$510,000	07-Jun-24
3/7 LARDNER ROAD FRANKSTON VIC 3199	\$495,000	12-Oct-24

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: 19 November 2024



**5/32-34 ROBERTS STREET
FRANKSTON VIC 3199**

2 1 1

Sold Price

\$501,500

Sold Date **14-Aug-24**

Distance

0.03km



**17/311-317 CRANBOURNE ROAD
FRANKSTON VIC 3199**

2 1 1

Sold Price

\$510,000

Sold Date **07-Jun-24**

Distance

1.97km



**3/7 LARDNER ROAD FRANKSTON
VIC 3199**

2 1 -

Sold Price

\$495,000

Sold Date **12-Oct-24**

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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