

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

4 Lorraine 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

\$750,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$457,750

Property type

Unit

Suburb

Frankston

Period-from

01 Aug 2020

to

31 Jul 2021

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 Fairway Street Frankston VIC 3199	\$870,000	26-Apr-21
39 Orwil Street Frankston VIC 3199	\$755,000	16-Apr-21
8 Queen Street Frankston VIC 3199	\$836,000	15-May-21

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: 03 August 2021



5 Fairway Street Frankston VIC 3199

Sold Price

^{RS}

\$870,000

Sold Date

26-Apr-21

 3

 1

 1

Distance

0.28km



39 Orwil Street Frankston VIC 3199

Sold Price

\$755,000

Sold Date

16-Apr-21

 3

 1

 1

Distance

0.49km



8 Queen Street Frankston VIC 3199

Sold Price

\$836,000

Sold Date

15-May-21

 3

 2

 2

Distance

0.51km

RS = Recent sale

UN = Undisclosed Sale

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