

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

9/11 CLARENDON 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

\$405,000

&

\$425,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$487,000

Property type

Unit

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

| | | |
|---|-----------|-----------|
| 1/11 CLARENDON STREET FRANKSTON VIC 3199 | \$470,000 | 22-Oct-23 |
| 1/140 WILLIAMS STREET FRANKSTON VIC 3199 | \$435,000 | 04-Nov-23 |
| 3/12-14 NURSERY AVENUE FRANKSTON VIC 3199 | \$405,000 | 05-Jan-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: 12 February 2024



**1/11 CLARENDON STREET
FRANKSTON VIC 3199**

2 1 1

Sold Price **\$470,000** Sold Date **22-Oct-23**

Distance **0.04km**



**1/140 WILLIAMS STREET
FRANKSTON VIC 3199**

2 1 1

Sold Price **\$435,000** Sold Date **04-Nov-23**

Distance **0.56km**



**3/12-14 NURSERY AVENUE
FRANKSTON VIC 3199**

2 1 1

Sold Price ^{RS} **\$405,000** Sold Date **05-Jan-24**

Distance **0.77km**

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

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