

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

13/54-58 WILLIAMS 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

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Frankston

Period-from

01 Oct 2022

to

30 Sep 2023

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

3/17-19 GEORGE STREET FRANKSTON VIC 3199	\$550,000	09-Jul-23
10/21-25 DENBIGH STREET FRANKSTON VIC 3199	\$570,000	22-Feb-14
2/22-24 DENBIGH STREET FRANKSTON VIC 3199	\$603,000	09-May-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.~~

This Statement of Information was prepared on: 17 October 2023


**3/17-19 GEORGE STREET
FRANKSTON VIC 3199**

 2
  1
  1

Sold Price **\$550,000** Sold Date **09-Jul-23**

Distance **0.21km**


**10/21-25 DENBIGH STREET
FRANKSTON VIC 3199**

 2
  1
  1

Sold Price **\$570,000** Sold Date **22-Feb-14**

Distance **0.02km**


**2/22-24 DENBIGH STREET
FRANKSTON VIC 3199**

 2
  1
  1

Sold Price **\$603,000** Sold Date **09-May-23**

Distance **0.15km**

RS = Recent sale

UN = Undisclosed Sale

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