

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

2/5-9 SHERIDAN AVENUE 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

\$490,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$517,000

Property type

Unit

Suburb

Frankston

Period-from

01 Sep 2023

to

31 Aug 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

1/20 MEREWEATHER AVENUE FRANKSTON VIC 3199	\$537,500	13-Sep-24
1/41-43 DANDENONG ROAD EAST FRANKSTON VIC 3199	\$510,000	16-Aug-24
38/2 SPRAY STREET FRANKSTON VIC 3199	\$495,000	05-Sep-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: 30 September 2024

Rebecca Bassett

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**1/20 MEREWETHER AVENUE
FRANKSTON VIC 3199**

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Sold Price

^{RS} **\$537,500**Sold Date **13-Sep-24**Distance **0.12km****1/41-43 DANDENONG ROAD EAST
FRANKSTON VIC 3199**

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Sold Price

^{RS} **\$510,000**Sold Date **16-Aug-24**Distance **0.38km****38/2 SPRAY STREET FRANKSTON
VIC 3199**

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Sold Price

^{RS} **\$495,000**Sold Date **05-Sep-24**Distance **0.92km****RS** = Recent sale**UN** = Undisclosed Sale

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