

## 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

4/4 DENBIGH STREET FRANKSTON VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

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

1/17 KARS STREET FRANKSTON VIC 3199	\$676,000	19-Jan-24
2C VERA STREET FRANKSTON VIC 3199	\$730,000	19-Dec-23
3/76 SYCAMORE ROAD FRANKSTON SOUTH VIC 3199	\$675,000	20-Dec-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: 19 February 2024



**1/17 KARS STREET FRANKSTON  
VIC 3199**

Sold Price

<sup>RS</sup> **\$676,000**

Sold Date

**19-Jan-24**

 3

 1

 1

Distance

**0.31km**



**2C VERA STREET FRANKSTON VIC  
3199**

Sold Price

<sup>RS</sup> **\$730,000**

Sold Date

**19-Dec-23**

 3

 2

 2

Distance

**1.3km**



**3/76 SYCAMORE ROAD  
FRANKSTON SOUTH VIC 3199**

Sold Price

<sup>RS</sup> **\$675,000**

Sold Date

**20-Dec-23**

 3

 1

 2

Distance

**1.7km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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