

## 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

4/136 Williams Street Frankston VIC 3199

### Indicative selling price

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

Single Price

or range  
between

\$360,000

&

\$396,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Frankston

Period-from

01 Jan 2020

to

31 Dec 2020

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

6/9 Reid Street Frankston VIC 3199	\$376,000	10-Nov-20
11/14-22 Mount View Court Frankston VIC 3199	\$412,500	15-Sep-20
4/2 Cecil Street Frankston VIC 3199	\$440,000	07-Sep-20

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 January 2021



**6/9 Reid Street Frankston VIC 3199** Sold Price **\$376,000** Sold Date **10-Nov-20**

 2
  1
  1

Distance **0.07km**



**11/14-22 Mount View Court Frankston VIC 3199** Sold Price **\$412,500** Sold Date **15-Sep-20**

 2
  1
  1

Distance **0.24km**



**4/2 Cecil Street Frankston VIC 3199** Sold Price **\$440,000** Sold Date **07-Sep-20**

 2
  1
  1

Distance **0.47km**

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

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