

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

2/140 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

\$430,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Frankston

Period-from

01 Sep 2022

to

31 Aug 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

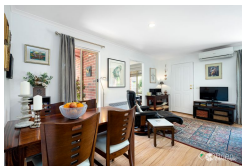
Date of sale

11/4-6 FOOT STREET FRANKSTON VIC 3199	\$430,000	21-Feb-23
1/72 HIGH STREET FRANKSTON VIC 3199	\$436,000	06-Jan-23
9/1 FOOT STREET FRANKSTON VIC 3199	\$420,000	10-Jan-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: 04 September 2023


11/4-6 FOOT STREET FRANKSTON VIC 3199

Sold Price

\$430,000

Sold Date

21-Feb-23
 2  1  1

Distance

0.02km

1/72 HIGH STREET FRANKSTON VIC 3199

Sold Price

\$436,000

Sold Date

06-Jan-23
 2  1  1

Distance

0.79km

9/1 FOOT STREET FRANKSTON VIC 3199

Sold Price

\$420,000

Sold Date

10-Jan-23
 2  1  1

Distance

0.11km
RS = Recent sale

UN = Undisclosed Sale

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