

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

2/14 VERA 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

\$370,000

&

\$407,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$511,000

Property type

Unit

Suburb

Frankston

Period-from

01 Aug 2023

to

31 Jul 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

9/11 CLARENDON STREET FRANKSTON VIC 3199	\$400,000	02-Mar-24
14 CULCAIRN DRIVE FRANKSTON SOUTH VIC 3199	\$400,000	17-Apr-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: 16 August 2024

Rebecca Bassett

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E sales.frankston@obrienrealestate.com.au**9/11 CLARENDON STREET
FRANKSTON VIC 3199** 2  1  1

Sold Price

\$400,000Sold Date **02-Mar-24**

Distance

0.69km**14 CULCAIRN DRIVE FRANKSTON
SOUTH VIC 3199** 2  1  1

Sold Price

^{RS} **\$400,000**Sold Date **17-Apr-24**

Distance

1.28km**RS** = Recent sale**UN** = Undisclosed Sale

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