

## 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

2/16-18 BURNS 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

\$450,000

&

\$495,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$547,500

Property type

Unit

Suburb

Frankston

Period-from

01 Sep 2021

to

31 Aug 2022

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

6/96 CRANBOURNE ROAD FRANKSTON VIC 3199	\$473,000	21-Jul-22
5/22 RESERVOIR ROAD FRANKSTON VIC 3199	\$485,000	03-Aug-22

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: 28 September 2022



**6/96 CRANBOURNE ROAD  
FRANKSTON VIC 3199**

 2  
  1  
  1

Sold Price <sup>RS</sup> **\$473,000** Sold Date **21-Jul-22**

Distance **0.74km**



**5/22 RESERVOIR ROAD  
FRANKSTON VIC 3199**

 2  
  1  
  1

Sold Price <sup>RS</sup> **\$485,000** <sup>UN</sup> Sold Date **03-Aug-22**

Distance **0.77km**

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

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