

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

1 LONG 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

\$490,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

Frankston

Period-from

01 Nov 2023

to

31 Oct 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

5/32-34 ROBERTS STREET FRANKSTON VIC 3199	\$501,500	14-Aug-24
3/7 LARDNER ROAD FRANKSTON VIC 3199	\$495,000	12-Oct-24
1/34 HIGHVIEW ROAD FRANKSTON VIC 3199	\$550,000	01-Oct-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.~~

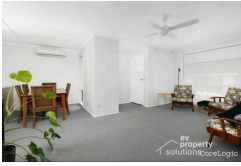
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**5/32-34 ROBERTS STREET
FRANKSTON VIC 3199**

2 1 1

Sold Price

\$501,500 Sold Date **14-Aug-24**

Distance **0.34km**



**3/7 LARDNER ROAD FRANKSTON
VIC 3199**

2 1 -

Sold Price

\$495,000 Sold Date **12-Oct-24**

Distance **0.45km**



**1/34 HIGHVIEW ROAD
FRANKSTON VIC 3199**

2 1 1

Sold Price

^{RS} **\$550,000** Sold Date **01-Oct-24**

Distance **0.94km**

RS = Recent sale

UN = Undisclosed Sale

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