

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

4/171-175 BEACH 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

\$430,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$517,000

Property type

Unit

Suburb

Frankston

Period-from

01 Oct 2023

to

30 Sep 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

8/199-201 BEACH STREET FRANKSTON VIC 3199	-	16-Sep-24
2/15 HEATHERHILL ROAD FRANKSTON VIC 3199	\$455,000	12-Aug-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: 02 October 2024

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**8/199-201 BEACH STREET
FRANKSTON VIC 3199**

 2  1  1

Sold Price

RS - UN

Sold Date **16-Sep-24**

Distance **0.22km**



**2/15 HEATHERHILL ROAD
FRANKSTON VIC 3199**

 2  1  1

Sold Price

\$455,000

Sold Date **12-Aug-24**

Distance **1.39km**

RS = Recent sale

UN = Undisclosed Sale

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