

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

3/1 FOOT 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,600

Property type

Unit

Suburb

Frankston

Period-from

01 Jun 2021

to

31 May 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

2/46 PETRIE STREET FRANKSTON VIC 3199	\$470,000	01-Feb-22
20/8 SAMADA STREET FRANKSTON VIC 3199	\$482,500	12-May-22
3/29-31 CRICKLEWOOD AVENUE FRANKSTON VIC 3199	\$477,500	23-Feb-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: 03 June 2022



2/46 PETRIE STREET FRANKSTON VIC 3199

Sold Price

\$470,000

Sold Date

01-Feb-22

2 1 -

Distance

1.77km



20/8 SAMADA STREET FRANKSTON VIC 3199

Sold Price

^{RS} **\$482,500**

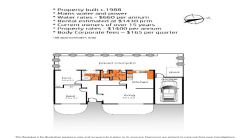
Sold Date

12-May-22

2 1 1

Distance

0.3km



3/29-31 CRICKLEWOOD AVENUE FRANKSTON VIC 3199

Sold Price

\$477,500

Sold Date

23-Feb-22

2 1 1

Distance

1.96km

RS = Recent sale

UN = Undisclosed Sale

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