

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

17/54-58 Williams 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

\$480,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Frankston

Period-from

01 May 2020

to

30 Apr 2021

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

10/21-23 Williams Street Frankston VIC 3199	\$495,000	31-Oct-20
2/18 Nolan Street Frankston VIC 3199	\$512,500	30-Nov-20
6/9 Williams Street Frankston VIC 3199	\$550,000	20-Nov-20

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: 05 May 2021



10/21-23 Williams Street Frankston VIC 3199 Sold Price **\$495,000** Sold Date **31-Oct-20**

2 1 1

Distance **0.4km**



2/18 Nolan Street Frankston VIC 3199 Sold Price **\$512,500** Sold Date **30-Nov-20**

2 1 1

Distance **0.46km**



6/9 Williams Street Frankston VIC 3199 Sold Price **\$550,000** Sold Date **20-Nov-20**

2 1 1

Distance **0.55km**

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

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