

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

1/5-8 GOVERNMENT ROAD 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

\$320,000

or range
between

&

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

4/6 TULUM COURT FRANKSTON VIC 3199	\$308,000	04-Jul-22
4/6 MELVA COURT FRANKSTON VIC 3199	\$330,000	17-Jun-22
2/61 BAYVIEW ROAD FRANKSTON VIC 3199	\$285,000	04-May-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: 19 September 2022



**4/6 TULUM COURT FRANKSTON
VIC 3199**

 1  1  1

Sold Price **\$308,000** Sold Date **04-Jul-22**

Distance **0.91km**



**4/6 MELVA COURT FRANKSTON
VIC 3199**

 2  1  1

Sold Price **\$330,000** Sold Date **17-Jun-22**

Distance **0.92km**



**2/61 BAYVIEW ROAD FRANKSTON
VIC 3199**

 1  1  1

Sold Price **\$285,000** Sold Date **04-May-22**

Distance **1.1km**

RS = Recent sale UN = Undisclosed Sale

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