

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

9/40-42 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Frankston

Period-from

01 May 2023

to

30 Apr 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

2/25 MUIR STREET FRANKSTON VIC 3199	\$595,000	13-Apr-24
3/14 NOLAN STREET FRANKSTON VIC 3199	\$590,000	09-Mar-24
3/17 WILLIAMS STREET FRANKSTON VIC 3199	\$635,000	19-Apr-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: 03 May 2024


**2/25 MUIR STREET FRANKSTON
VIC 3199**

Sold Price

^{RS} **\$595,000** ^{UN}

Sold Date **13-Apr-24**
 2  1  1

Distance **0.46km**

**3/14 NOLAN STREET FRANKSTON
VIC 3199**

Sold Price

\$590,000

Sold Date **09-Mar-24**
 2  1  1

Distance **0.39km**

**3/17 WILLIAMS STREET
FRANKSTON VIC 3199**

Sold Price

^{RS} **\$635,000** ^{UN}

Sold Date **19-Apr-24**
 2  1  1

Distance **0.33km**

**4/7 REID STREET FRANKSTON VIC
3199**

Sold Price

^{RS} **\$635,000**

Sold Date **22-Dec-23**
 2  1  1

Distance **0.83km**

**7/37-41 DENBIGH STREET
FRANKSTON VIC 3199**

Sold Price

\$612,500

Sold Date **21-Nov-23**
 2  1  1

Distance **0.26km**
RS = Recent sale

UN = Undisclosed Sale

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