

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

5/51-53 SCREEN 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

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Frankston

Period-from

01 Jun 2022

to

31 May 2023

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

7/5 RESERVOIR ROAD FRANKSTON VIC 3199	\$472,000	20-Mar-23
3/21 CRANBOURNE ROAD FRANKSTON VIC 3199	\$470,000	11-Apr-23
20/1 FOOT STREET FRANKSTON VIC 3199	\$447,500	12-Apr-23

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: 20 June 2023



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**7/5 RESERVOIR ROAD
FRANKSTON VIC 3199**

2 1 1

Sold Price **\$472,000** Sold Date **20-Mar-23**

Distance **0.67km**



**3/21 CRANBOURNE ROAD
FRANKSTON VIC 3199**

2 1 2

Sold Price **\$470,000** Sold Date **11-Apr-23**

Distance **1.49km**



**20/1 FOOT STREET FRANKSTON
VIC 3199**

2 1 1

Sold Price **\$447,500** Sold Date **12-Apr-23**

Distance **0.74km**

RS = Recent sale

UN = Undisclosed Sale

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