

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

8/60 MCMAHONS 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

or range
between

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Frankston

Period-from

01 Sep 2022

to

31 Aug 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

| | | |
|---|-----------|-----------|
| 102/147 BEACH STREET FRANKSTON VIC 3199 | \$535,000 | 03-Apr-23 |
| 3/7 GEORGE STREET FRANKSTON VIC 3199 | \$720,000 | 23-Aug-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: 04 September 2023



**102/147 BEACH STREET
FRANKSTON VIC 3199**

 2  2  1

Sold Price

\$535,000

Sold Date

03-Apr-23

Distance

0.21km



**3/7 GEORGE STREET FRANKSTON
VIC 3199**

 2  2  1

Sold Price

^{RS} **\$720,000** ^{UN}

Sold Date

23-Aug-23

Distance

1.73km

RS = Recent sale

UN = Undisclosed Sale

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