

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

406/16 CLYDE STREET MALL 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

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

Frankston

Period-from

01 Dec 2023

to

30 Nov 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

202/16 CLYDE STREET MALL FRANKSTON VIC 3199	\$365,000	20-Oct-23
310/16 CLYDE STREET MALL FRANKSTON VIC 3199	\$365,000	28-Jul-23
405/16 CLYDE STREET MALL FRANKSTON VIC 3199	\$367,500	29-Mar-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 December 2024



**202/16 CLYDE STREET MALL
FRANKSTON VIC 3199**

2 1 1

Sold Price **\$365,000** Sold Date **20-Oct-23**

Distance **0km**



**310/16 CLYDE STREET MALL
FRANKSTON VIC 3199**

2 1 1

Sold Price Sold Date **28-Jul-23**

Distance **0km**



**405/16 CLYDE STREET MALL
FRANKSTON VIC 3199**

2 2 -

Sold Price **\$367,500** Sold Date **29-Mar-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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