

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 BIDGEE 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

\$749,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Frankston

Period-from

01 Jan 2023

to

31 Dec 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

6 BARWON AVENUE FRANKSTON VIC 3199	\$790,000	22-Dec-23
3 BINDI CLOSE FRANKSTON VIC 3199	\$710,000	24-Sep-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: 18 January 2024



6 BARWON AVENUE FRANKSTON VIC 3199

Sold Price

^{RS} **\$790,000** Sold Date **22-Dec-23**

 4  2  3

Distance **1.15km**



3 BINDI CLOSE FRANKSTON VIC 3199

Sold Price

\$710,000 Sold Date **24-Sep-23**

 4  2  3

Distance **1.17km**

RS = Recent sale

UN = Undisclosed Sale

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