

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

15/4 BARAK COURT 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

\$360,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$511,000

Property type

Unit

Suburb

Frankston

Period-from

01 Sep 2023

to

31 Aug 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

5/4 LEWIS STREET FRANKSTON VIC 3199

\$350,000

29-Jul-24

21 ERSKINE STREET FRANKSTON VIC 3199

\$381,000

17-Jul-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: 04 September 2024

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**5/4 LEWIS STREET FRANKSTON
VIC 3199**

Sold Price

^{RS}

\$350,000

Sold Date

29-Jul-24



1



1



1

Distance

1.95km



**21 ERSKINE STREET FRANKSTON
VIC 3199**

Sold Price

^{RS}

\$381,000

Sold Date

17-Jul-24



1



1



1

Distance

1.92km

RS = Recent sale

UN = Undisclosed Sale

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