

## 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

7 HOOD STREET FRANKSTON VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$540,000

&

\$594,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Frankston

Period-from

01 Mar 2021

to

28 Feb 2022

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

9/19 WISEWOULD AVENUE SEAFORD VIC 3198	\$586,000	07-Jan-22
4/305 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$773,000	12-Jan-22
7/14 HOPE COURT FRANKSTON VIC 3199	\$510,000	04-Sep-21

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: 29 March 2022


**9/19 WISEWOULD AVENUE  
SEAFORD VIC 3198**
 2  1  1

Sold Price **\$586,000** Sold Date **07-Jan-22**

Distance **0.88km**

**4/305 NEPEAN HIGHWAY  
FRANKSTON VIC 3199**
 2  1  2

Sold Price **\$773,000** Sold Date **12-Jan-22**

Distance **0.97km**

**7/14 HOPE COURT, FRANKSTON  
VIC 3199**
 2  1  1

Sold Price **\$510,000** Sold Date **04-Sep-21**

Distance **0.68km**

**19A ADDICOTT STREET  
FRANKSTON VIC 3199**
 2  1  1

Sold Price **\$508,000** Sold Date **10-Jul-21**

Distance **1.41km**

**1/105 MCMAHONS ROAD  
FRANKSTON VIC 3199**
 3  2  2

Sold Price **\$600,000** Sold Date **08-Dec-21**

Distance **1.01km**

**29 JOY STREET, FRANKSTON VIC  
3199**
 2  1  2

Sold Price **\$608,000** Sold Date **11-Nov-21**

Distance **1.56km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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