

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

4/10-12 MARINA AVENUE 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

\$570,000

&

\$627,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Frankston

Period-from

01 Apr 2023

to

31 Mar 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

1/37 MCMURTRY WAY FRANKSTON VIC 3199	\$617,000	01-Nov-23
11/10 WINGHAM COURT FRANKSTON VIC 3199	\$610,000	05-Nov-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: 24 April 2024



**1/37 MCMURTRY WAY
FRANKSTON VIC 3199**

 3  1  1

Sold Price

\$617,000

Sold Date

01-Nov-23

Distance

1.41km



**11/10 WINGHAM COURT
FRANKSTON VIC 3199**

 3  1  2

Sold Price

\$610,000

Sold Date

05-Nov-23

Distance

1.26km

RS = Recent sale

UN = Undisclosed Sale

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