

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

5/41-43 DANDENONG ROAD EAST 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$523,750

Property type

Unit

Suburb

Frankston

Period-from

01 Jul 2022

to

30 Jun 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

2/24 MEREWETHER AVENUE FRANKSTON VIC 3199	\$475,000	16-Mar-23
9/28-30 MEREWETHER AVENUE FRANKSTON VIC 3199	\$475,000	22-Feb-23
1/24 MEREWETHER AVENUE FRANKSTON VIC 3199	\$465,000	17-Apr-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: 14 July 2023



**2/24 MEREWETHER AVENUE
FRANKSTON VIC 3199**

 2  1  1

Sold Price **\$475,000** Sold Date **16-Mar-23**

Distance **0.29km**



**9/28-30 MEREWETHER AVENUE
FRANKSTON VIC 3199**

 2  1  1

Sold Price

Sold Date **22-Feb-23**

Distance **0.29km**



**1/24 MEREWETHER AVENUE
FRANKSTON VIC 3199**

 2  1  1

Sold Price

\$465,000 Sold Date **17-Apr-23**

Distance **0.3km**

RS = Recent sale

UN = Undisclosed Sale

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