

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

2/4 Lewis 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

or range
between

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$461,150

Property type

Unit

Suburb

Frankston

Period-from

01 Sep 2020

to

31 Aug 2021

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

4/11 Petrie Street Frankston VIC 3199	\$470,000	19-Apr-21
1/69-71 Beach Street Frankston VIC 3199	\$415,000	19-Mar-21
3/41 Finlay Street Frankston VIC 3199	\$460,000	15-Mar-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: 02 September 2021



4/11 Petrie Street Frankston VIC 3199

 2  1  1

Sold Price

\$470,000

Sold Date

19-Apr-21

Distance

0.09km



1/69-71 Beach Street Frankston VIC 3199

 2  1  1

Sold Price

\$415,000

Sold Date

19-Mar-21

Distance

0.32km



3/41 Finlay Street Frankston VIC 3199

 2  1  2

Sold Price

\$460,000

Sold Date

15-Mar-21

Distance

0.4km

RS = Recent sale

UN = Undisclosed Sale

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