

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

1/1 TOWER 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

\$475,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,600

Property type

Unit

Suburb

Frankston

Period-from

01 Apr 2022

to

31 Mar 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

2/77-79 PLAYNE STREET FRANKSTON VIC 3199

\$485,000

08-Nov-22

5 CECIL STREET FRANKSTON VIC 3199

\$510,000

06-Mar-23

9/33-35 CRANBOURNE ROAD FRANKSTON VIC 3199

\$530,000

29-Mar-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: 19 April 2023



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**2/77-79 PLAYNE STREET
FRANKSTON VIC 3199**

2 1 1

Sold Price **\$485,000** Sold Date **08-Nov-22**

Distance **1.11km**



**5 CECIL STREET FRANKSTON VIC
3199**

2 1 1

Sold Price **\$510,000** Sold Date **06-Mar-23**

Distance **1.97km**



**9/33-35 CRANBOURNE ROAD
FRANKSTON VIC 3199**

2 1 1

Sold Price ^{RS} **\$530,000** Sold Date **29-Mar-23**

Distance **1.07km**

RS = Recent sale

UN = Undisclosed Sale

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