

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

1/16 MEREWETHER 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$487,000

Property type

Unit

Suburb

Frankston

Period-from

01 Feb 2023

to

31 Jan 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

16/17 MEREWETHER AVENUE FRANKSTON VIC 3199	\$585,000	09-Nov-23
9/17-21 MEREWETHER AVENUE FRANKSTON VIC 3199	\$580,000	29-Sep-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: 12 February 2024


**16/17 MEREWETHER AVENUE
FRANKSTON VIC 3199**

 2
  2
  1

Sold Price ^{RS} **\$585,000** ^{UN} Sold Date **09-Nov-23**

Distance **0.07km**


**9/17-21 MEREWETHER AVENUE
FRANKSTON VIC 3199**

 2
  1
  -

Sold Price ^{RS} **\$580,000** ^{UN} Sold Date **29-Sep-23**

Distance **0.06km**

RS = Recent sale

UN = Undisclosed Sale

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