

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

3/27 FINLAY 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

\$330,000

&

\$363,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Frankston

Period-from

01 Jun 2023

to

31 May 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

4/23 CRANBOURNE ROAD FRANKSTON VIC 3199	\$350,000	05-Feb-24
20/402 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$353,000	26-Mar-24
6/199-201 BEACH STREET FRANKSTON VIC 3199	\$435,000	05-Feb-24

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: 03 June 2024

Andrew Melas

M 0409 920 917

E andrewjmelas@gmail.com

**4/23 CRANBOURNE ROAD
FRANKSTON VIC 3199**

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Sold Price **\$350,000** Sold Date **05-Feb-24**Distance **0.8km****20/402 NEPEAN HIGHWAY
FRANKSTON VIC 3199**

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Sold Price **\$353,000** Sold Date **26-Mar-24**Distance **0.8km****6/199-201 BEACH STREET
FRANKSTON VIC 3199**

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Sold Price **\$435,000** Sold Date **05-Feb-24**Distance **1.31km****RS** = Recent sale**UN** = Undisclosed Sale

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