

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

4/10 REID 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Frankston

Period-from

01 Mar 2022

to

28 Feb 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

10/11 WILLIAMS STREET FRANKSTON VIC 3199	\$630,000	07-Feb-23
5/7 REID STREET FRANKSTON VIC 3199	\$580,000	21-Mar-23
3/17 CLIFF ROAD FRANKSTON VIC 3199	\$588,000	10-Nov-22

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: 29 March 2023



**10/11 WILLIAMS STREET
FRANKSTON VIC 3199**

 2  1  1

Sold Price **\$630,000** Sold Date **07-Feb-23**

Distance **1.26km**

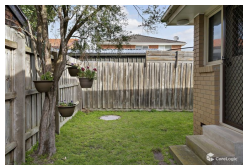


**5/7 REID STREET FRANKSTON VIC
3199**

 2  1  1

Sold Price ^{RS} **\$580,000** Sold Date **21-Mar-23**

Distance **0.12km**



**3/17 CLIFF ROAD FRANKSTON VIC
3199**

 2  1  1

Sold Price **\$588,000** Sold Date **10-Nov-22**

Distance **1.3km**

RS = Recent sale

UN = Undisclosed Sale

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