

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

5/6 NOLAN 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

\$340,000

&

\$374,000

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

6/6 NOLAN STREET FRANKSTON VIC 3199	\$350,000	12-Jun-24
3/16 NOLAN STREET FRANKSTON VIC 3199	\$365,000	01-Oct-22
2/63-65 YUILLE STREET FRANKSTON VIC 3199	\$397,000	24-Jul-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: 17 June 2024



**6/6 NOLAN STREET FRANKSTON
VIC 3199**

1 1 -

Sold Price

^{RS} **\$350,000**

Sold Date

12-Jun-24

Distance

0.01km



**3/16 NOLAN STREET FRANKSTON
VIC 3199**

1 1 1

Sold Price

\$365,000

Sold Date

01-Oct-22

Distance

0.1km



**2/63-65 YUILLE STREET
FRANKSTON VIC 3199**

1 1 1

Sold Price

\$397,000

Sold Date

24-Jul-22

Distance

1.04km



**3/63-65 YUILLE STREET
FRANKSTON VIC 3199**

1 1 1

Sold Price

\$395,000

Sold Date

08-Mar-24

Distance

1.04km

RS = Recent sale

UN = Undisclosed Sale

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