

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

4/192 Beach 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

\$630,000

&

\$675,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$461,150

Property type

Unit

Suburb

Frankston

Period-from

01 Sep 2020

to

31 Aug 2021

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

3/119 Cranbourne Road Frankston VIC 3199	\$689,000	24-Jun-21
2/52 Hillcrest Road Frankston VIC 3199	\$740,000	17-Apr-21
3/3 Gladwyn Avenue Frankston VIC 3199	\$660,000	18-May-21

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.~~

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3/119 Cranbourne Road Frankston VIC 3199

Sold Price

^{RS}

\$689,000

Sold Date

24-Jun-21



3



2



2

Distance

0.19km



2/52 Hillcrest Road Frankston VIC 3199

Sold Price

\$740,000

Sold Date

17-Apr-21



3



2



2

Distance

0.75km



3/3 Gladwyn Avenue Frankston VIC 3199

Sold Price

^{RS}

\$660,000

Sold Date

18-May-21



3



2



2

Distance

0.44km

RS = Recent sale

UN = Undisclosed Sale

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