

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

1/45 SCREEN 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

\$790,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$511,000

Property type

Unit

Suburb

Frankston

Period-from

01 Sep 2023

to

31 Aug 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

2/35 SUMMIT ROAD FRANKSTON VIC 3199	\$860,000	23-May-24
2/45A NURSERY AVENUE FRANKSTON VIC 3199	\$784,000	08-May-24
3/43 DENBIGH STREET FRANKSTON VIC 3199	\$852,500	03-Aug-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 September 2024

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**2/35 SUMMIT ROAD FRANKSTON
VIC 3199**

 3  2  2

Sold Price

^{RS} **\$860,000** Sold Date **23-May-24**

Distance **1.27km**



**2/45A NURSERY AVENUE
FRANKSTON VIC 3199**

 4  2  2

Sold Price

\$784,000 Sold Date **08-May-24**

Distance **0.81km**



**3/43 DENBIGH STREET
FRANKSTON VIC 3199**

 3  2  2

Sold Price

^{RS} **\$852,500** Sold Date **03-Aug-24**

Distance **1.51km**

RS = Recent sale

UN = Undisclosed Sale

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