

## 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

12 OBAN STREET FRANKSTON VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$720,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$563,650

Property type

Unit

Suburb

Frankston

Period-from

01 Nov 2021

to

31 Oct 2022

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

27 TOWERHILL ROAD FRANKSTON SOUTH VIC 3199	\$778,500	16-Sep-22
3A DIOSMA COURT FRANKSTON SOUTH VIC 3199	\$780,000	14-Oct-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: 03 November 2022



**27 TOWERHILL ROAD FRANKSTON SOUTH VIC 3199** Sold Price **\$778,500** Sold Date **16-Sep-22**

 4  1  2

Distance **1.08km**



**3A DIOSMA COURT FRANKSTON SOUTH VIC 3199** Sold Price <sup>RS</sup> **\$780,000** Sold Date **14-Oct-22**

 3  2  1

Distance **1.16km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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