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

1/11 Beaconsfield Avenue, Frankston Vic 3199

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	n \$645,000		&		\$700,000)		
Median sale p	rice							
Median price	\$510,500	Pro	operty Type	Unit			Suburb	Frankston
Period - From	01/07/2023	to	30/06/2024		So	urce	REIV	

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 six 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
1	36 Warrain St FRANKSTON 3199	\$660,000	27/08/2024
2	1a Heatherhill Rd FRANKSTON 3199	\$625,000	01/07/2024
3	1 Bidgee St FRANKSTON 3199	\$730,000	12/04/2024

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 six months.

This Statement of Information was prepared on:

20/09/2024 12:56









Property Type: Unit Land Size: 411 sqm approx Agent Comments Indicative Selling Price \$645,000 - \$700,000 Median Unit Price Year ending June 2024: \$510,500

Comparable Properties

36 Warrain St FRANKSTON 3199 (REI)	Agent Comments		
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 			
Price: \$660,000			
Method:			
Date: 27/08/2024 Property Type: Unit			
1a Heatherhill Rd FRANKSTON 3199 (REI)	Agent Comments		
1 2			
Price: \$625,000			
Method:			
Date: 01/07/2024 Property Type: House			
1 Bidgee St FRANKSTON 3199 (REI)	Agent Comments		
4 🗰 2 🋱 3	-		
Price: \$730,000			
Method:			
Date: 12/04/2024			

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propertydata



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