

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 consumer.vic.gov.au/underquoting

Range between \$645,000 & \$700,000

Median sale price

Median price \$510,500 Property Type Unit Suburb Frankston

Period - From 01/07/2023 to 30/06/2024 Source 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



 4  2  3

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

 3  1  1

Price: \$660,000
Method:
Date: 27/08/2024
Property Type: Unit

1a Heatherhill Rd FRANKSTON 3199 (REI)

Agent Comments

 3  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
Property Type: House