

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

2/132 WILLIAMS 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

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Frankston

Period-from

01 Oct 2023

to

30 Sep 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

6/11 CULCAIRN DRIVE FRANKSTON SOUTH VIC 3199

\$631,000

15-May-24

2/11 KENILWORTH AVENUE FRANKSTON VIC 3199

\$595,000

15-Apr-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: 07 October 2024

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6/11 CULCAIRN DRIVE FRANKSTON SOUTH VIC 3199

Sold Price **\$631,000** Sold Date **15-May-24**

2 2 1

Distance **1.5km**



2/11 KENILWORTH AVENUE FRANKSTON VIC 3199

Sold Price **\$595,000** Sold Date **15-Apr-24**

2 2 1

Distance **1.33km**

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

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