

## 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

3/24 PETRIE 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

\$390,000

&

\$420,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$527,000

Property type

Unit

Suburb

Frankston

Period-from

01 Jan 2024

to

31 Dec 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

5/31-33 LEWIS STREET FRANKSTON VIC 3199	\$400,000	01-Aug-24
2/34 PETRIE STREET FRANKSTON VIC 3199	\$397,000	07-Oct-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: 13 January 2025

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**5/31-33 LEWIS STREET  
FRANKSTON VIC 3199**

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Sold Price **\$400,000** Sold Date **01-Aug-24**Distance **0.19km****2/34 PETRIE STREET FRANKSTON  
VIC 3199**

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Sold Price **\$397,000** Sold Date **07-Oct-24**Distance **0.1km**

RS = Recent sale

UN = Undisclosed Sale

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