

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

8/1A LEE 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$517,000

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

1/125 LINDRUM ROAD FRANKSTON VIC 3199	\$545,000	03-Jun-24
39/85 ASHLEIGH AVENUE FRANKSTON VIC 3199	\$560,000	22-Aug-24
10 HILLTOP MEWS FRANKSTON VIC 3199	\$590,000	04-Jul-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: 01 October 2024

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1/125 LINDRUM ROAD FRANKSTON VIC 3199 Sold Price **\$545,000** Sold Date **03-Jun-24**

 -  1  2

Distance **0.28km**



39/85 ASHLEIGH AVENUE FRANKSTON VIC 3199 Sold Price **\$560,000** Sold Date **22-Aug-24**

 2  1  1

Distance **1.34km**



10 HILLTOP MEWS FRANKSTON VIC 3199 Sold Price **\$590,000** Sold Date **04-Jul-24**

 2  1  1

Distance **1.79km**

RS = Recent sale

UN = Undisclosed Sale

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