

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

4/67 PLAYNE 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

\$450,000

or range
between

&

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

2/15 HEATHERHILL ROAD FRANKSTON VIC 3199	\$455,000	12-Aug-24
2/14 PETRIE STREET FRANKSTON VIC 3199	\$460,000	19-Jun-24
6/16-18 ADDICOTT STREET FRANKSTON VIC 3199	\$495,000	24-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: 04 October 2024

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**2/15 HEATHERHILL ROAD
FRANKSTON VIC 3199**

 2  1  1

Sold Price **\$455,000** Sold Date **12-Aug-24**

Distance **1.56km**



**2/14 PETRIE STREET FRANKSTON
VIC 3199**

 2  1  1

Sold Price **\$460,000** Sold Date **19-Jun-24**

Distance **0.67km**



**6/16-18 ADDICOTT STREET
FRANKSTON VIC 3199**

 2  1  2

Sold Price **\$495,000** Sold Date **24-Jul-24**

Distance **1.08km**

RS = Recent sale

UN = Undisclosed Sale

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