

## 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

73 DANDENONG ROAD EAST FRANKSTON VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$640,000

&

\$704,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Frankston

Period-from

01 Jun 2023

to

31 May 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

9 RAYMOND AVENUE FRANKSTON VIC 3199	\$664,000	25-Nov-23
13 CORLETT STREET FRANKSTON VIC 3199	\$753,500	13-Mar-24
71 DANDENONG ROAD EAST FRANKSTON VIC 3199	\$775,000	28-Dec-23

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: 12 June 2024



**9 RAYMOND AVENUE FRANKSTON VIC 3199**

Sold Price

**\$664,000**

Sold Date

**25-Nov-23**

 3

 1

 -

Distance

**0.16km**



**13 CORLETT STREET FRANKSTON VIC 3199**

Sold Price

**\$753,500**

Sold Date

**13-Mar-24**

 3

 1

 2

Distance

**0.37km**



**71 DANDENONG ROAD EAST FRANKSTON VIC 3199**

Sold Price

**\$775,000**

Sold Date

**28-Dec-23**

 3

 1

 2

Distance

**0.02km**

RS = Recent sale

UN = Undisclosed Sale

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