

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

6/41-43 DANDENONG ROAD EAST 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

\$475,000

&

\$485,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,600

Property type

Unit

Suburb

Frankston

Period-from

01 Jun 2021

to

31 May 2022

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

20/8 SAMADA STREET FRANKSTON VIC 3199	\$482,500	03-May-22
14/63 FRANKSTON-FLINDERS ROAD FRANKSTON VIC 3199	\$485,000	16-Apr-22
3/59 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910	\$485,000	02-Jun-22

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: 11 June 2022

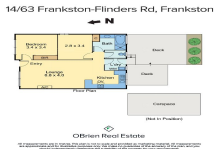


**20/8 SAMADA STREET
FRANKSTON VIC 3199**

2 1 1

Sold Price **\$482,500** Sold Date **03-May-22**

Distance **2.02km**



**14/63 FRANKSTON-FLINDERS
ROAD FRANKSTON VIC 3199**

2 1 1

Sold Price **\$485,000** Sold Date **16-Apr-22**

Distance **2.02km**



**3/59 CRANBOURNE-FRANKSTON
ROAD LANGWARRIN VIC 3910**

2 1 1

Sold Price ^{RS} **\$485,000** Sold Date **02-Jun-22**

Distance **4.66km**

RS = Recent sale

UN = Undisclosed Sale

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