

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

1 Cecil 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

\$850,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Frankston

Period-from

01 Feb 2021

to

31 Jan 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

1/6 Denbigh Street Frankston VIC 3199	\$850,000	19-Nov-21
7 Warringa Road Frankston South VIC 3199	\$922,500	30-Oct-21
4/21 Nolan Street Frankston VIC 3199	\$855,000	05-Nov-21

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 February 2022



1/6 Denbigh Street Frankston VIC 3199

 3  2  1

Sold Price

\$850,000

Sold Date

19-Nov-21

Distance

0.57km



7 Warringa Road Frankston South VIC 3199

 3  2  2

Sold Price

\$922,500

Sold Date

30-Oct-21

Distance

0.86km



4/21 Nolan Street Frankston VIC 3199

 3  3  2

Sold Price

\$855,000

Sold Date

05-Nov-21

Distance

0.85km

RS = Recent sale

UN = Undisclosed Sale

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