

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

3/67 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

or range
between

\$420,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,000

Property type

Unit

Suburb

Frankston

Period-from

01 Feb 2024

to

31 Jan 2025

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

| | | |
|--|-----------|-----------|
| 10/11 CLARENDON STREET FRANKSTON VIC 3199 | \$435,000 | 03-Oct-24 |
| 10A ROYLE STREET FRANKSTON VIC 3199 | \$430,000 | 24-Dec-24 |
| 6/53-55 FRANKSTON-FLINDERS ROAD FRANKSTON VIC 3199 | \$465,000 | 01-Nov-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: 05 February 2025

Rebecca Bassett

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**10/11 CLARENDON STREET
FRANKSTON VIC 3199**

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Sold Price **\$435,000** Sold Date **03-Oct-24**Distance **0.63km****10A ROYLE STREET FRANKSTON
VIC 3199**

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Sold Price ^{RS} **\$430,000** ^{UN} Sold Date **24-Dec-24**Distance **1.13km****6/53-55 FRANKSTON-FLINDERS
ROAD FRANKSTON VIC 3199**

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Sold Price **\$465,000** Sold Date **01-Nov-24**Distance **1.14km****RS** = Recent sale**UN** = Undisclosed Sale

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