

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

9/28-30 MEREWETHER AVENUE 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Frankston

Period-from

01 Feb 2022

to

31 Jan 2023

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

4/2 MEREWETHER AVENUE FRANKSTON VIC 3199	\$475,000	25-Aug-22
1/11 PETRIE STREET FRANKSTON VIC 3199	\$470,000	10-Sep-22
5/3-5 INGLIS AVENUE FRANKSTON VIC 3199	\$460,000	22-Aug-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: 07 February 2023



4/2 MEREWETHER AVENUE FRANKSTON VIC 3199

Sold Price **\$475,000** Sold Date **25-Aug-22**

 2  1  1

Distance **0.2km**



1/11 PETRIE STREET FRANKSTON VIC 3199

Sold Price **\$470,000** Sold Date **10-Sep-22**

 2  1  1

Distance **0.63km**



5/3-5 INGLIS AVENUE FRANKSTON VIC 3199

Sold Price **\$460,000** Sold Date **22-Aug-22**

 2  1  1

Distance **0.65km**

RS = Recent sale

UN = Undisclosed Sale

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