

## 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

15 SUMMIT ROAD 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

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$736,000

Property type

House

Suburb

Frankston

Period-from

01 Aug 2022

to

31 Jul 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

3 SEBROFF STREET FRANKSTON VIC 3199	\$580,000	24-Jul-23
39 SUMMIT ROAD FRANKSTON VIC 3199	\$757,000	16-May-23
57 YUILLE STREET FRANKSTON VIC 3199	\$780,000	27-Apr-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: 21 August 2023


**3 SEBROFF STREET FRANKSTON  
VIC 3199**

Sold Price

<sup>RS</sup> **\$580,000** Sold Date **24-Jul-23**
 2  1  1

Distance **0.04km**

**39 SUMMIT ROAD FRANKSTON VIC  
3199**

Sold Price

**\$757,000** Sold Date **16-May-23**
 3  1  2

Distance **0.22km**

**57 YUILLE STREET FRANKSTON  
VIC 3199**

Sold Price

**\$780,000** Sold Date **27-Apr-23**
 2  1  2

Distance **0.15km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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