

## 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

4 ROBERTS STREET FRANKSTON VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$760,000

&

\$795,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$765,000

Property type

House

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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 1 JAYNE STREET FRANKSTON VIC 3199    | \$780,000 | 05-Mar-22 |
| 1A REDGDON AVENUE FRANKSTON VIC 3199 | \$790,000 | 25-Feb-22 |
| 1 GOLCONDA AVENUE FRANKSTON VIC 3199 | \$785,000 | 02-Feb-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: 08 June 2022



**1 JAYNE STREET FRANKSTON VIC 3199**

Sold Price

**\$780,000**

Sold Date

**05-Mar-22**

3

2

2

Distance

**1.53km**



**1A REDGDON AVENUE FRANKSTON VIC 3199**

Sold Price

**\$790,000**

Sold Date

**25-Feb-22**

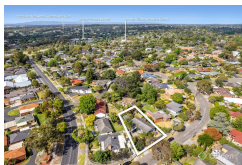
3

2

2

Distance

**1.49km**



**1 GOLCONDA AVENUE FRANKSTON VIC 3199**

Sold Price

**\$785,000**

Sold Date

**02-Feb-22**

3

2

2

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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