

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

6/6 NOLAN 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

\$340,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Frankston

Period-from

01 May 2023

to

30 Apr 2024

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

4/23 CRANBOURNE ROAD FRANKSTON VIC 3199

\$350,000

07-Feb-24

3/63-65 YUILLE STREET FRANKSTON VIC 3199

\$395,000

08-Mar-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: 22 May 2024



4/23 CRANBOURNE ROAD
FRANKSTON VIC 3199

 1
  1
  -

Sold Price
 ^{RS}
\$350,000
 Sold Date
 07-Feb-24

Distance
 1.01km



3/63-65 YUILLE STREET
FRANKSTON VIC 3199

 1
  1
  1

Sold Price
 \$395,000
 Sold Date
 08-Mar-24

Distance
 1.03km

RS = Recent sale
 UN = Undisclosed Sale

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