

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

4/33 FINLAY 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

\$380,000

&

\$415,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Frankston

Period-from

01 Sep 2022

to

31 Aug 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

2/41 FINLAY STREET FRANKSTON VIC 3199	\$380,000	01-Jun-23
6/11 LEWIS STREET FRANKSTON VIC 3199	\$410,000	12-Aug-23
1/26 JAMES STREET FRANKSTON VIC 3199	\$420,000	28-Jul-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: 18 September 2023

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**2/41 FINLAY STREET FRANKSTON
VIC 3199**

Sold Price

\$380,000

Sold Date

01-Jun-23

2 1 1

Distance

0.09km



**6/11 LEWIS STREET FRANKSTON
VIC 3199**

Sold Price

^{RS} **\$410,000**

Sold Date

12-Aug-23

2 1 1

Distance

0.34km



**1/26 JAMES STREET FRANKSTON
VIC 3199**

Sold Price

^{RS} **\$420,000**

Sold Date

28-Jul-23

2 1 3

Distance

0.58km

RS = Recent sale

UN = Undisclosed Sale

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