

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

9/44 FRANK 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Frankston

Period-from

01 Mar 2021

to

28 Feb 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

16/44 FRANK STREET FRANKSTON VIC 3199	\$498,000	11-Dec-21
2/27 PARER STREET FRANKSTON VIC 3199	\$547,500	03-Dec-21
5/2-4 PARER STREET FRANKSTON VIC 3199	\$515,000	15-Dec-21

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: 15 March 2022



16/44 FRANK STREET FRANKSTON VIC 3199 Sold Price **\$498,000** Sold Date **11-Dec-21**

 2  1  1

Distance **0.04km**



2/27 PARER STREET FRANKSTON VIC 3199 Sold Price **\$547,500** Sold Date **03-Dec-21**

 2  1  1

Distance **0.74km**

2/27 Parer Street, Frankston
The information is provided for general information only and is not intended to be used as a basis for investment decisions.



5/2-4 PARER STREET FRANKSTON VIC 3199 Sold Price **\$515,000** Sold Date **15-Dec-21**

 2  1  1

Distance **0.93km**

RS = Recent sale **UN** = Undisclosed Sale

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