

## 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

2/6A ARABIL 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

\$590,000

&

\$649,000

### 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

8/105 MCMAHONS ROAD FRANKSTON VIC 3199	\$630,000	10-Jan-24
5 KARINGAL DRIVE FRANKSTON VIC 3199	\$650,000	14-Dec-23
1/31 PETRIE STREET FRANKSTON VIC 3199	\$690,000	06-Nov-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: 16 May 2024



**8/105 MCMAHONS ROAD  
FRANKSTON VIC 3199**

 3  2  2

Sold Price **\$630,000** Sold Date **10-Jan-24**

Distance **0.93km**



**5 KARINGAL DRIVE FRANKSTON  
VIC 3199**

 3  1  2

Sold Price **\$650,000** Sold Date **14-Dec-23**

Distance **1.16km**



**1/31 PETRIE STREET FRANKSTON  
VIC 3199**

 3  2  1

Sold Price **\$690,000** Sold Date **06-Nov-23**

Distance **1.51km**

RS = Recent sale

UN = Undisclosed Sale

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