

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

1/14 SCREEN 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

\$680,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

Frankston

Period-from

01 Nov 2023

to

31 Oct 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

1/7 REID STREET FRANKSTON VIC 3199	\$775,000	15-Aug-24
3/181 CRANBOURNE ROAD FRANKSTON VIC 3199	\$712,500	01-Jul-24
2/50 DENBIGH STREET FRANKSTON VIC 3199	\$690,000	09-Sep-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: 20 November 2024

Rebecca Bassett

M 0402115585

E sales.frankston@obrienrealestate.com.au


1/7 REID STREET FRANKSTON VIC 3199

Sold Price

\$775,000

Sold Date

15-Aug-24
 3

 2

 1

Distance

0.98km

3/181 CRANBOURNE ROAD FRANKSTON VIC 3199

Sold Price

\$712,500

Sold Date

01-Jul-24
 3

 2

 2

Distance

1.09km

2/50 DENBIGH STREET FRANKSTON VIC 3199

Sold Price

\$690,000

Sold Date

09-Sep-24
 3

 2

 2

Distance

1.54km
RS = Recent sale

UN = Undisclosed Sale

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