

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

6/25 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

\$440,000

&

\$484,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Frankston

Period-from

01 Mar 2022

to

28 Feb 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

9/13 WISEWOULD AVENUE SEAFORD VIC 3198	480000	23-Nov-22
2/25-25A HILL STREET FRANKSTON VIC 3199	520000	21-Sep-22
1/192 BEACH STREET FRANKSTON VIC 3199	510000	19-Sep-22

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: 13 March 2023

Joshua Merchan
 P 0425728670
 M 0413 967 704
 E josh@merchan.com.au



**9/13 WISEWOULD AVENUE
 SEAFORD VIC 3198**

2 1 1

Sold Price **480000** Sold Date **23-Nov-22**

Distance **1.96km**



**2/25-25A HILL STREET
 FRANKSTON VIC 3199**

2 1 1

Sold Price **520000** Sold Date **21-Sep-22**

Distance **1.69km**



**1/192 BEACH STREET FRANKSTON
 VIC 3199**

2 1 1

Sold Price **510000** Sold Date **19-Sep-22**

Distance **1.23km**

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

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