

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

3/43 DENBIGH 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

\$795,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Frankston

Period-from

01 Jul 2023

to

30 Jun 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

2/35 SUMMIT ROAD FRANKSTON VIC 3199

\$860,000

23-May-24

1/24 BAYVIEW ROAD FRANKSTON VIC 3199

\$960,000

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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 July 2024

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**2/35 SUMMIT ROAD FRANKSTON
VIC 3199**

Sold Price

^{RS} **\$860,000** Sold Date **23-May-24**

3 2 2

Distance **0.6km**



**1/24 BAYVIEW ROAD FRANKSTON
VIC 3199**

Sold Price

\$960,000 Sold Date **-**

3 3 2

Distance **0.53km**

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

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