

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

1/1A SKYE ROAD 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

\$565,000

&

\$621,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Frankston

Period-from

01 Mar 2023

to

29 Feb 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

1/79 DANDENONG ROAD EAST FRANKSTON VIC 3199	\$645,000	08-Jan-24
1/7 PHILLIP STREET FRANKSTON VIC 3199	\$610,000	12-Oct-23
37/8 HANNAH STREET SEAFORD VIC 3198	\$620,000	24-Feb-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 March 2024


**1/79 DANDENONG ROAD EAST
FRANKSTON VIC 3199**
 3  1  -

Sold Price

\$645,000

Sold Date

08-Jan-24

Distance

0.56km

**1/7 PHILLIP STREET FRANKSTON
VIC 3199**
 3  1  2

Sold Price

\$610,000

Sold Date

12-Oct-23

Distance

0.13km

**37/8 HANNAH STREET SEAFORD
VIC 3198**
 3  1  1

Sold Price

^{RS} **\$620,000**

Sold Date

24-Feb-24

Distance

0.65km
RS = Recent sale

UN = Undisclosed Sale

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