

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

7/5 RESERVOIR 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

\$410,000

&

\$450,000

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

10/8 RESERVOIR ROAD FRANKSTON VIC 3199	\$430,000	09-Nov-22
1/22 RESERVOIR ROAD FRANKSTON VIC 3199	\$460,000	10-Feb-23
3/2 CAMPBELL STREET FRANKSTON VIC 3199	\$412,000	01-Feb-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: 06 March 2023



**10/8 RESERVOIR ROAD
FRANKSTON VIC 3199**

 1  1  1

Sold Price **\$430,000** Sold Date **09-Nov-22**

Distance **0.13km**



**1/22 RESERVOIR ROAD
FRANKSTON VIC 3199**

 2  1  1

Sold Price ^{RS} **\$460,000** Sold Date **10-Feb-23**

Distance **0.19km**



**3/2 CAMPBELL STREET
FRANKSTON VIC 3199**

 2  1  1

Sold Price ^{RS} **\$412,000** Sold Date **01-Feb-23**

Distance **0.36km**

RS = Recent sale

UN = Undisclosed Sale

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