

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

1/52 Williams 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

\$460,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$461,150

Property type

Unit

Suburb

Frankston

Period-from

01 Sep 2020

to

31 Aug 2021

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

1/10 Cambridge Street Frankston VIC 3199	\$540,000	06-Jul-21
2/6 Roberts Street Frankston VIC 3199	\$510,000	25-Aug-21
1/24 Reservoir Road Frankston VIC 3199	\$490,000	05-Sep-21

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 September 2021



1/10 Cambridge Street Frankston VIC 3199

 2  1  1

Sold Price

^{RS} **\$540,000**

Sold Date

06-Jul-21

Distance

0.83km



2/6 Roberts Street Frankston VIC 3199

 2  1  1

Sold Price

^{RS} **\$510,000** ^{UN}

Sold Date

25-Aug-21

Distance

1.61km



1/24 Reservoir Road Frankston VIC 3199

 2  1  1

Sold Price

^{RS} **\$490,000**

Sold Date

05-Sep-21

Distance

1.77km

RS = Recent sale

UN = Undisclosed Sale

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