

## 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

5/58-60 McMahons Road Frankston VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$685,300

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$470,000

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

6/60 McMahons Road Frankston VIC 3199	\$642,000	07-Jun-21
4/65 Hillcrest Road Frankston VIC 3199	\$740,000	22-Jul-21
5/55 Screen Street Frankston VIC 3199	\$675,000	14-Aug-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: 28 September 2021



**6/60 McMahons Road Frankston VIC 3199**

Sold Price

<sup>RS</sup>

**\$642,000**

Sold Date

**07-Jun-21**



4



2



2

Distance

**0.01km**



**4/65 Hillcrest Road Frankston VIC 3199**

Sold Price

**\$740,000**

Sold Date

**22-Jul-21**



4



2



2

Distance

**1.15km**



**5/55 Screen Street Frankston VIC 3199**

Sold Price

<sup>RS</sup>

**\$675,000**

Sold Date

**14-Aug-21**



4



2



2

Distance

**1.15km**



**2/5B Olympic Avenue Frankston VIC 3199**

Sold Price

**\$728,000**

Sold Date

**26-Jun-21**



4



2



2

Distance

**1.34km**



**1/22 East Road Seaford VIC 3198**

Sold Price

**\$750,000**

Sold Date

**06-May-21**



4



2



2

Distance

**4.46km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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