

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

1/46 Frankston-Flinders 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

\$670,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Frankston

Period-from

01 Nov 2020

to

31 Oct 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

1/13 Foot Street Frankston VIC 3199	\$779,000	21-Oct-21
31A Bayview Road Frankston VIC 3199	\$816,599	28-May-21
2/10 Bayview Road Frankston VIC 3199	\$840,000	06-Nov-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: 25 November 2021



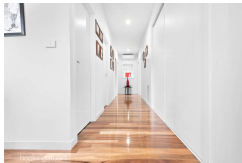
1/13 Foot Street Frankston VIC 3199 Sold Price ^{RS} **\$779,000** Sold Date **21-Oct-21**
 Distance **0.2km**
 3 2 2



31A Bayview Road Frankston VIC 3199 Sold Price **\$816,599** Sold Date **28-May-21**
 Distance **0.61km**
 3 2 1



2/10 Bayview Road Frankston VIC 3199 Sold Price ^{RS} **\$840,000** Sold Date **06-Nov-21**
 Distance **0.79km**
 3 2 2



1/8 Nott Avenue Frankston VIC 3199 Sold Price **\$665,000** Sold Date **22-Aug-21**
 Distance **0.92km**
 3 2 2

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

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