

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

26/8 SAMADA 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

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Frankston

Period-from

01 Feb 2024

to

31 Jan 2025

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

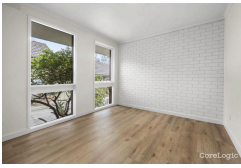
Date of sale

3/7 LARDNER ROAD FRANKSTON VIC 3199	\$495,000	12-Oct-24
20/1 FOOT STREET FRANKSTON VIC 3199	\$470,000	03-Feb-25
1/6 RESERVOIR ROAD FRANKSTON VIC 3199	\$470,000	24-Aug-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: 18 February 2025



**3/7 LARDNER ROAD FRANKSTON
VIC 3199**

 2  1  -

Sold Price

\$495,000

Sold Date

12-Oct-24

Distance

0.14km



**20/1 FOOT STREET FRANKSTON
VIC 3199**

 2  1  -

Sold Price

^{RS} **\$470,000**

Sold Date

03-Feb-25

Distance

0.3km



**1/6 RESERVOIR ROAD
FRANKSTON VIC 3199**

 2  1  1

Sold Price

\$470,000

Sold Date

24-Aug-24

Distance

0.76km

RS = Recent sale

UN = Undisclosed Sale

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