

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

3B SILAS AVENUE FRANKSTON VIC 3199
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**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 

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 or range between 

\$780,000
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 & 

\$840,000
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**Median sale price**

(\*Delete house or unit as applicable)

Median Price 

\$523,750
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 Property type 

Unit
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 Suburb 

Frankston
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Period-from 

01 Jun 2022
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 to 

31 May 2023
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 Source 

Corelogic
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**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
2/6 MCALISTER STREET FRANKSTON VIC 3199	\$785,000	21-Apr-23
2/1 REDGDON AVENUE FRANKSTON VIC 3199	\$830,000	26-Feb-23
2/2 JOHN STREET FRANKSTON VIC 3199	\$895,000	30-Mar-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: 16 June 2023